HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Greater Toronto Area

Date Released: August 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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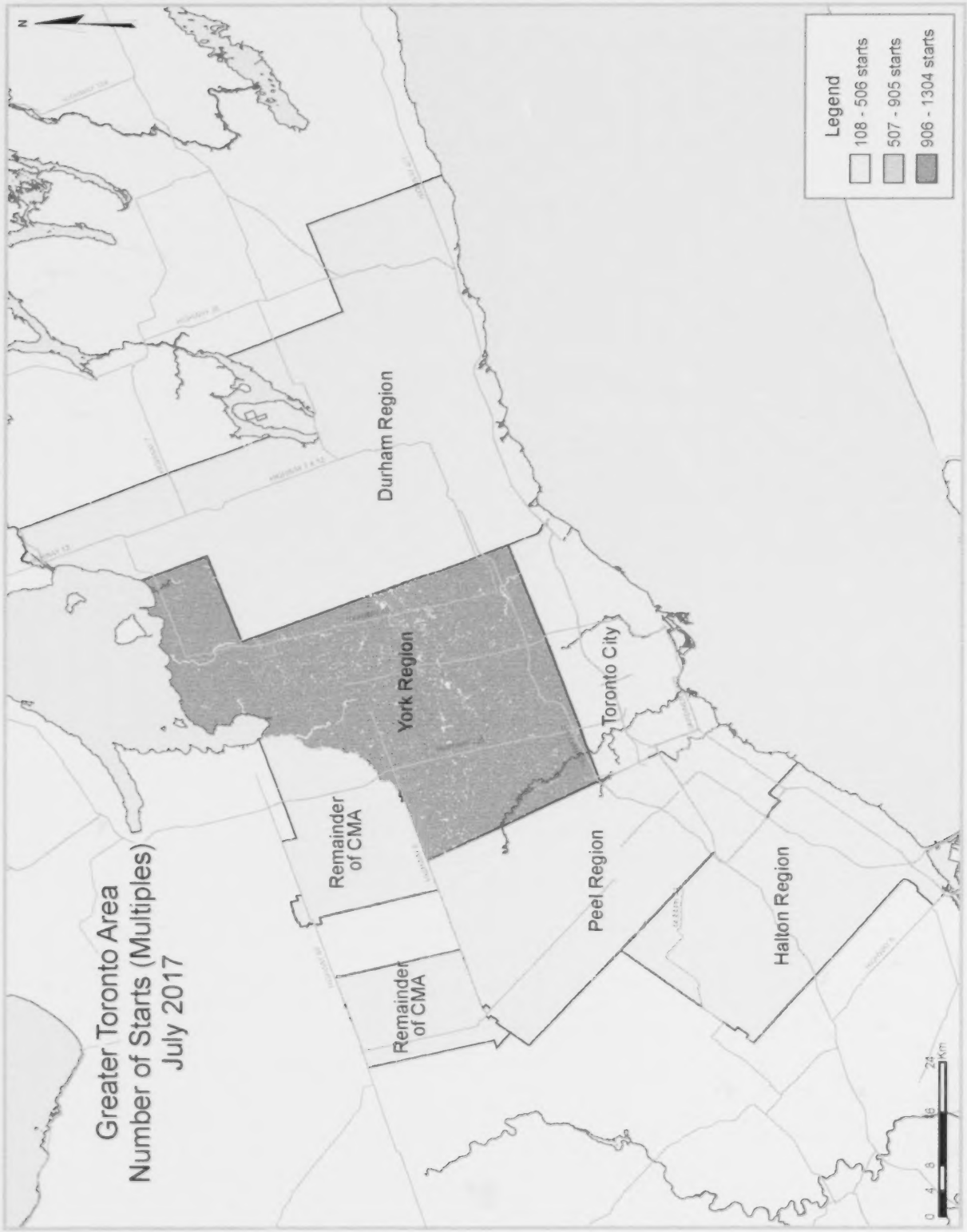
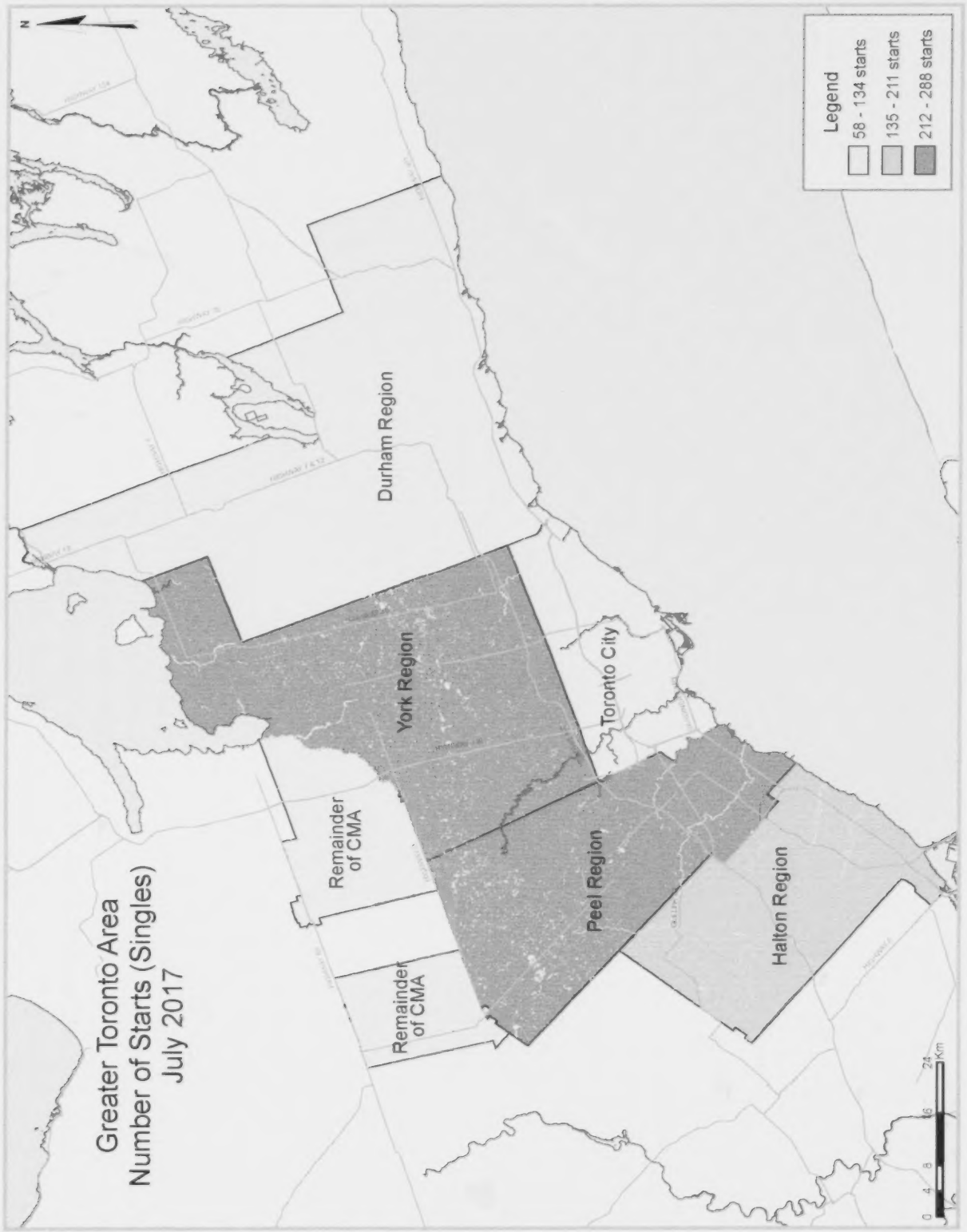
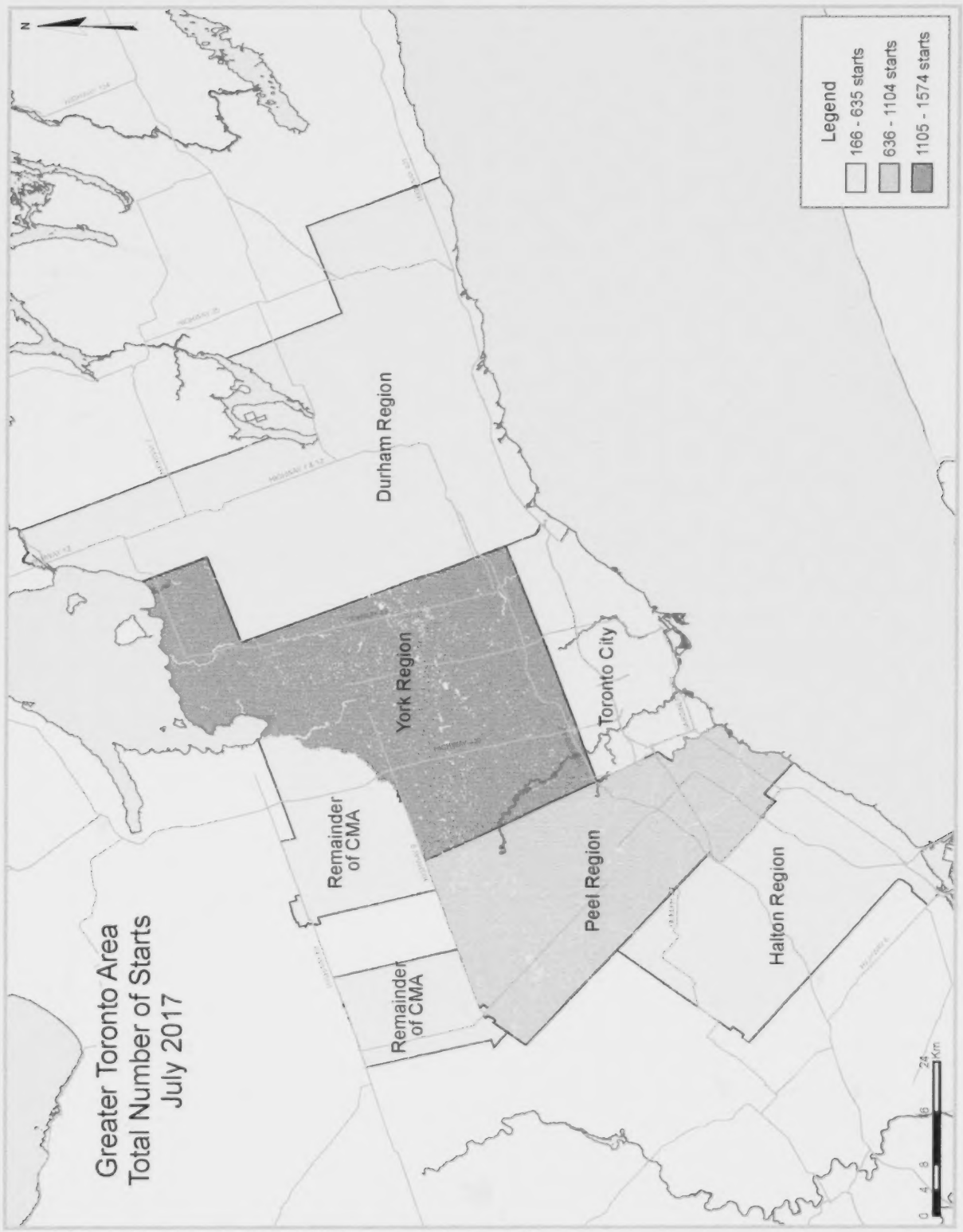
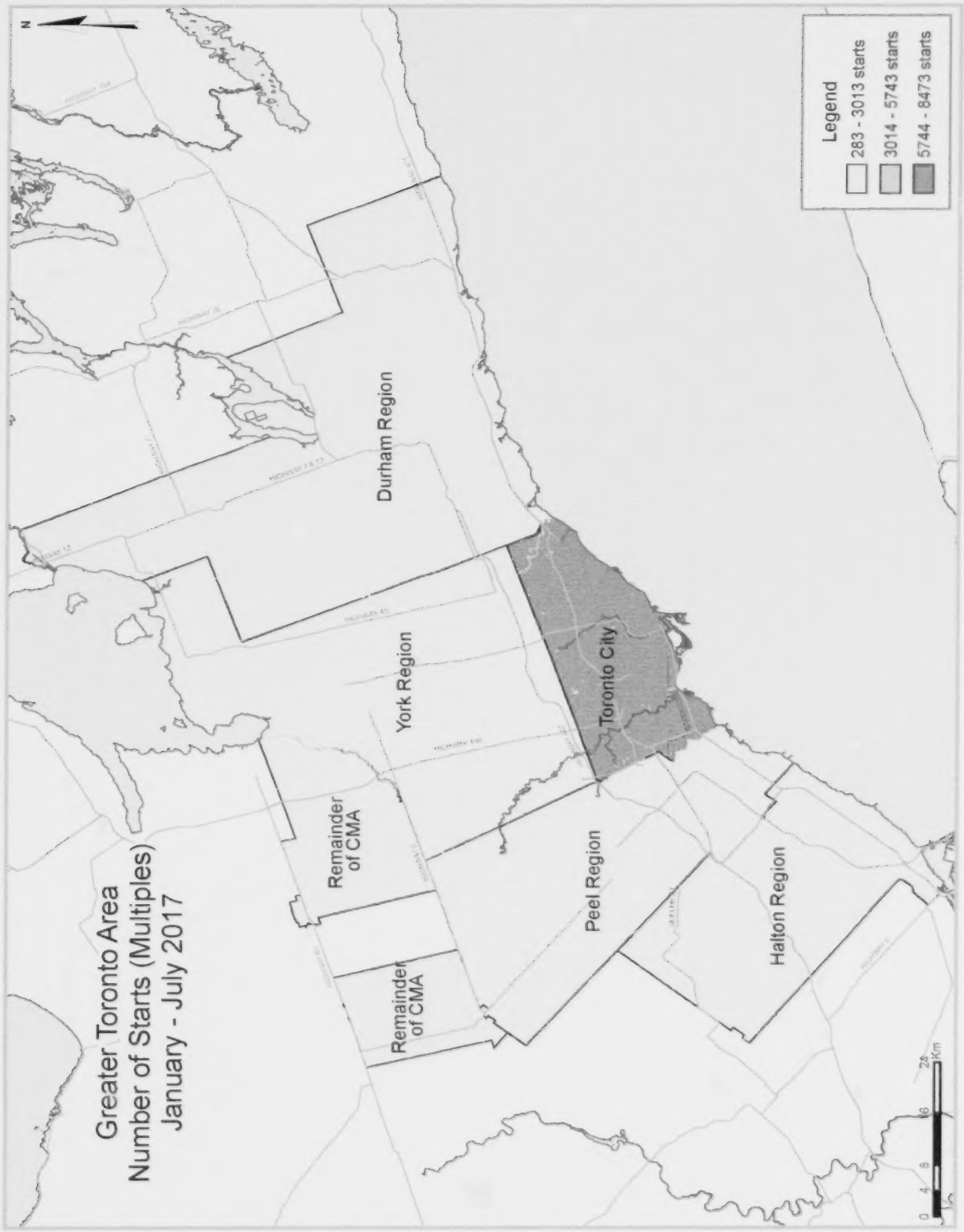
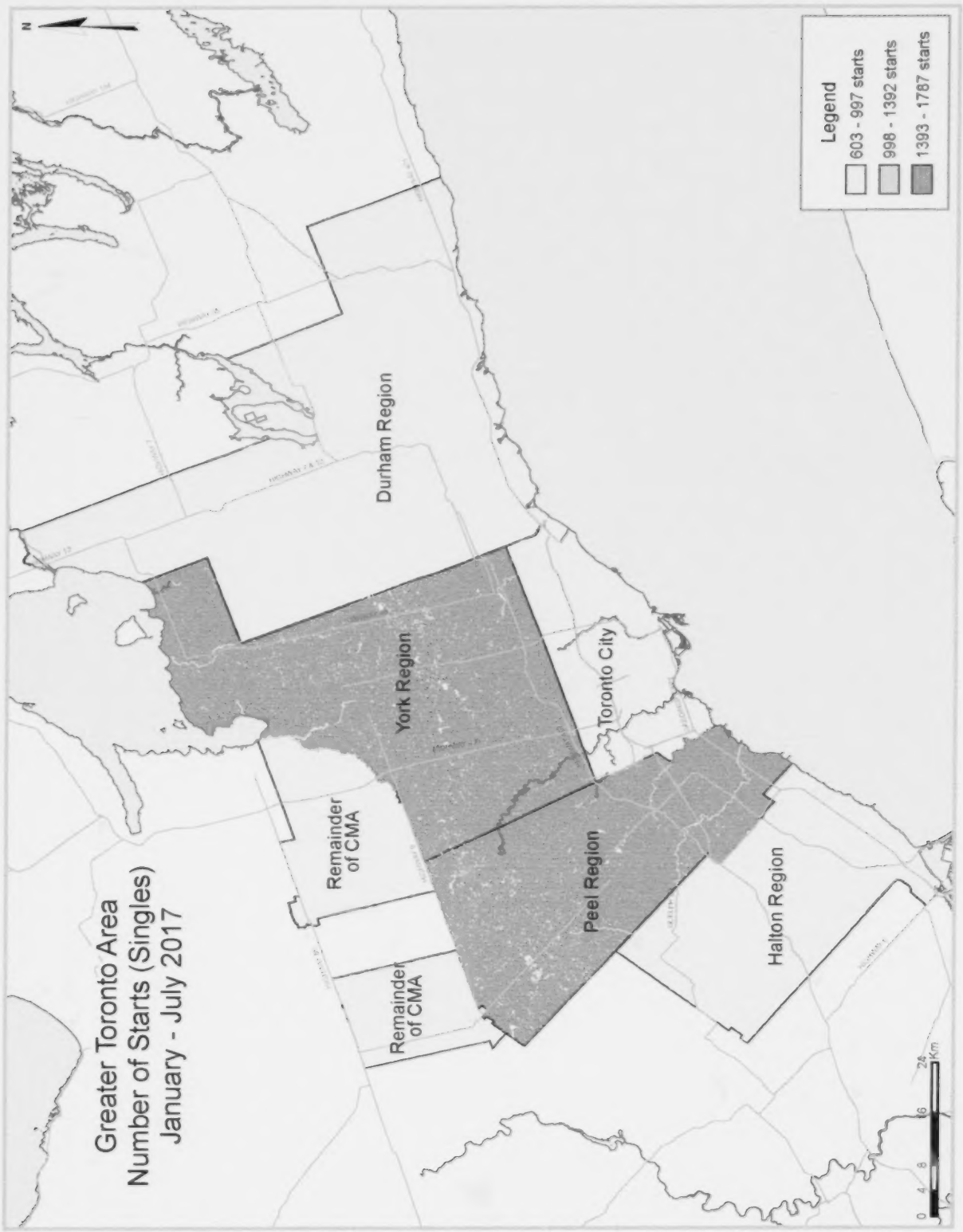
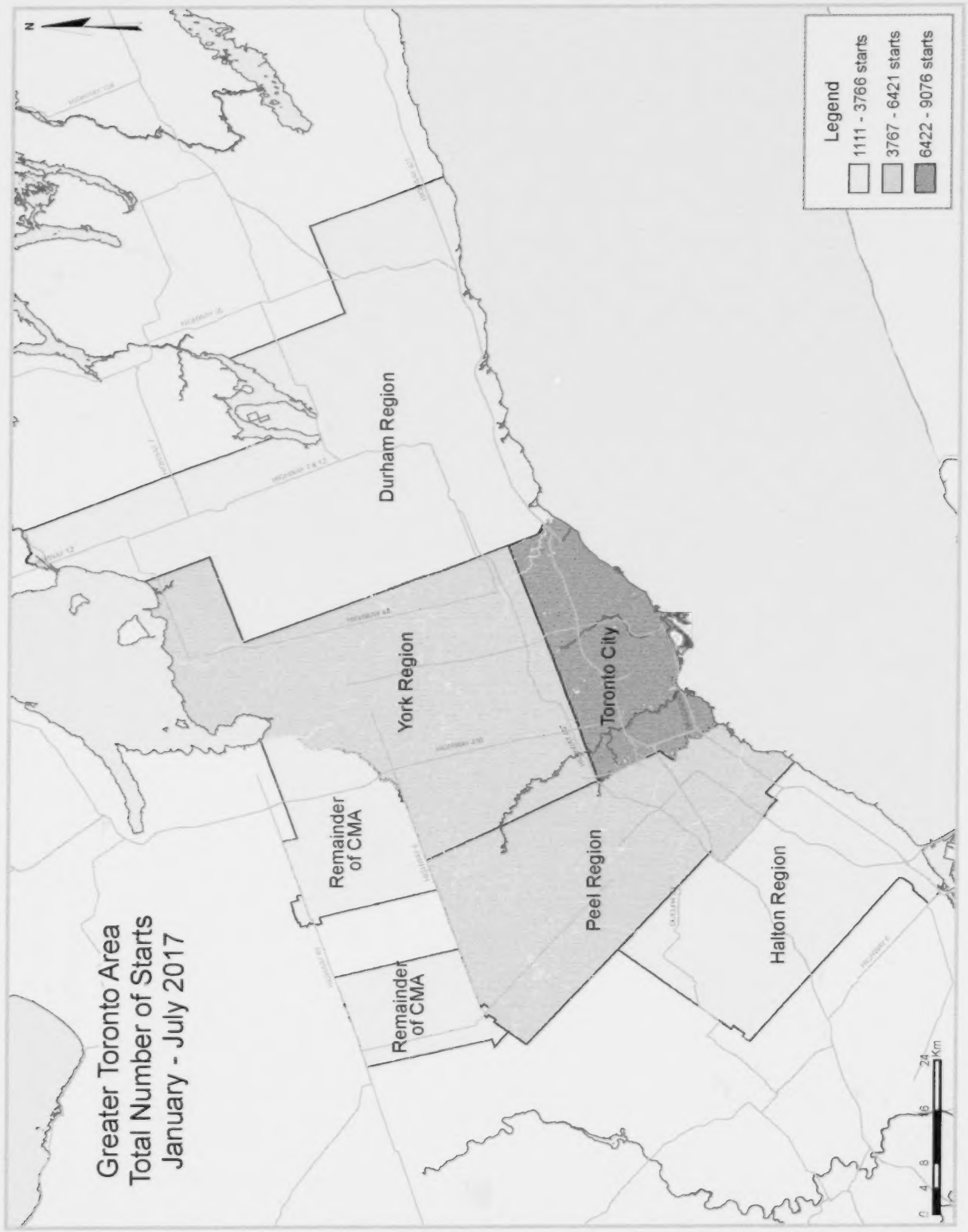

Greater Toronto Area
Number of Starts (Multiples)
July 2017
Legend
108 - 506 starts
507 - 905 starts
906 - 1304 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

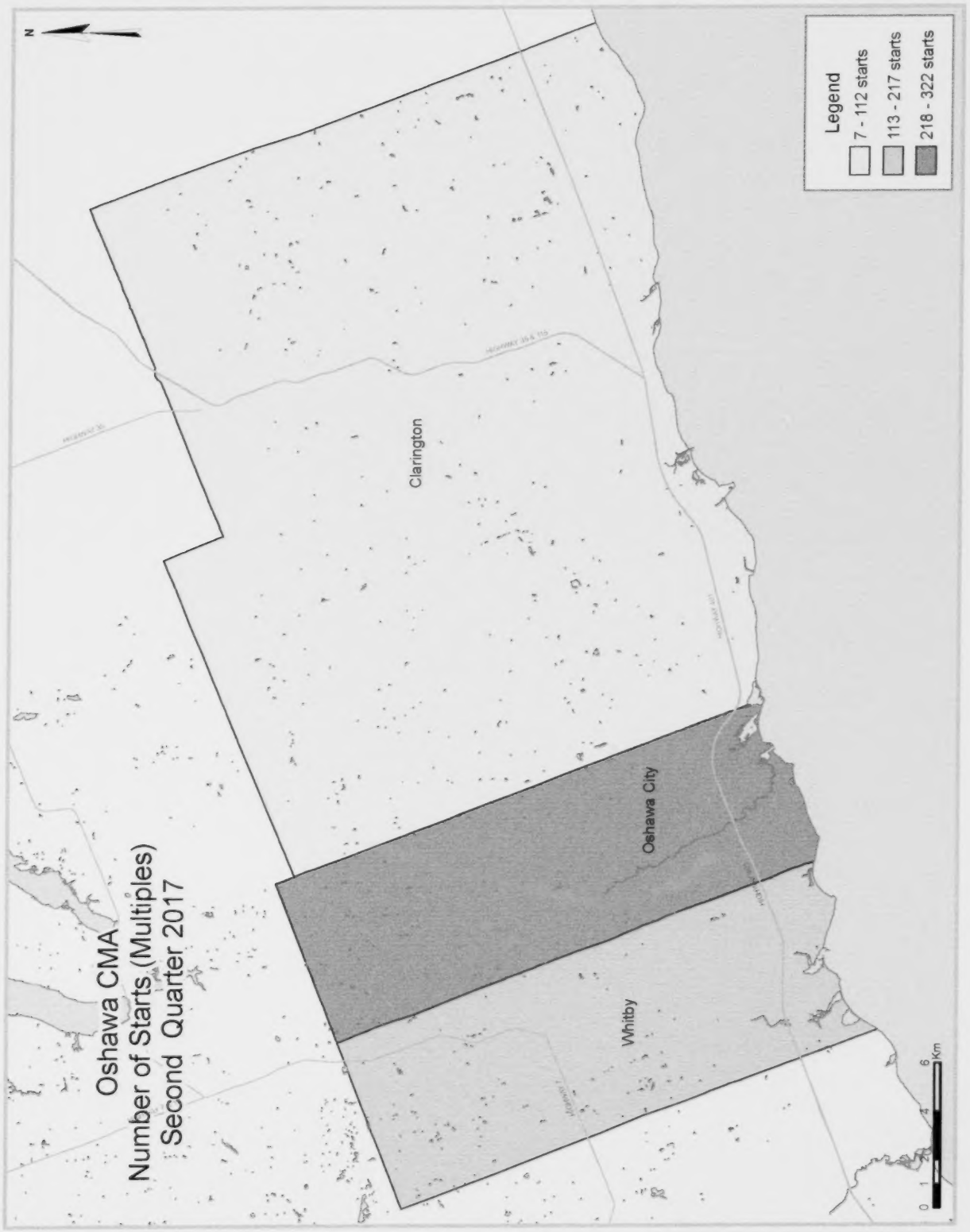

Greater Toronto Area
Number of Starts (Singles)
July 2017
Legend
58 - 134 starts
135 - 211 starts
212 - 288 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
July 2017
Legend
166 - 635 starts
636 - 1104 starts
1105 - 1574 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

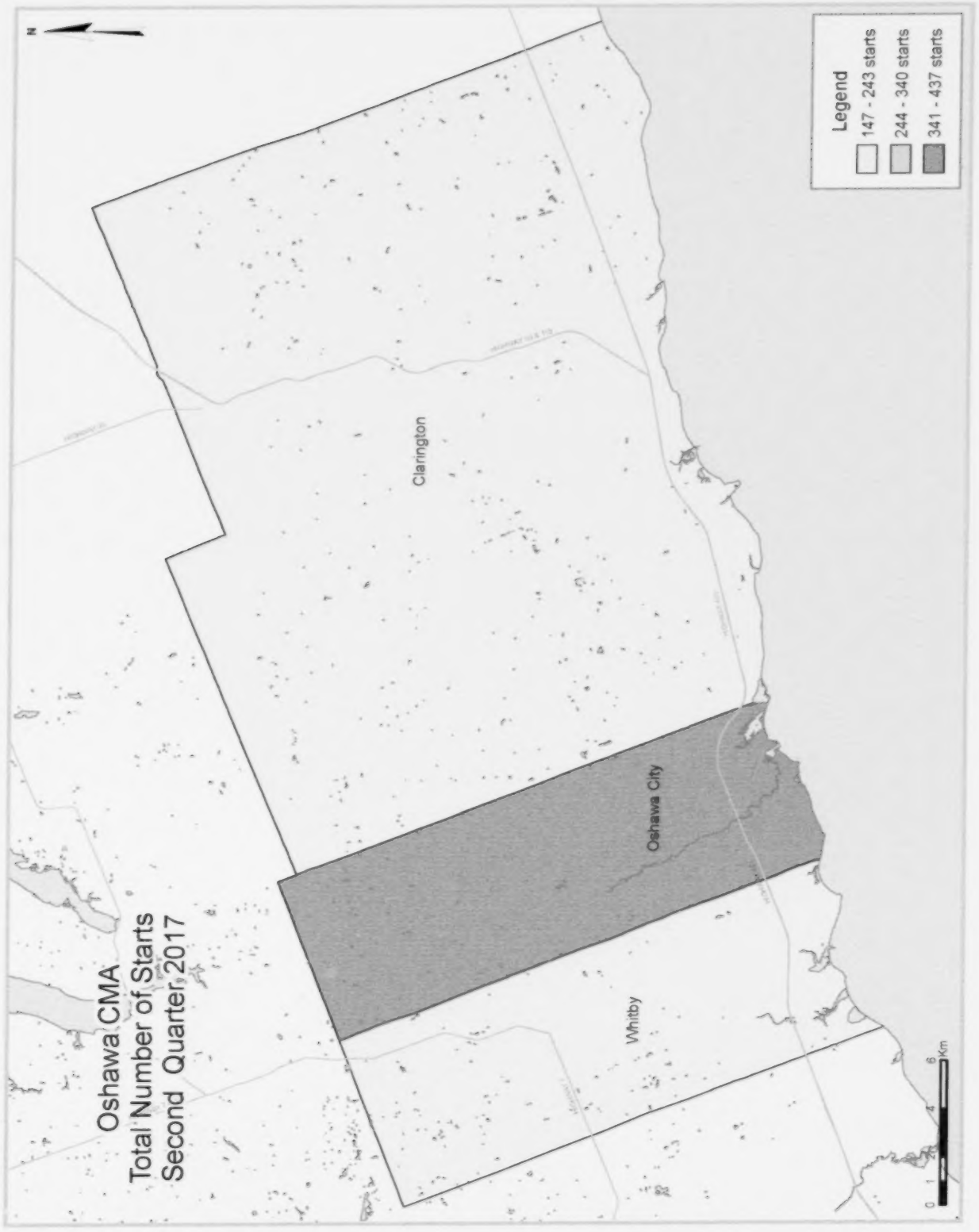

Greater Toronto Area
Number of Starts (Multiples)
January - July 2017
Legend
283 - 3013 starts
3014 - 5743 starts
5744 - 8473 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

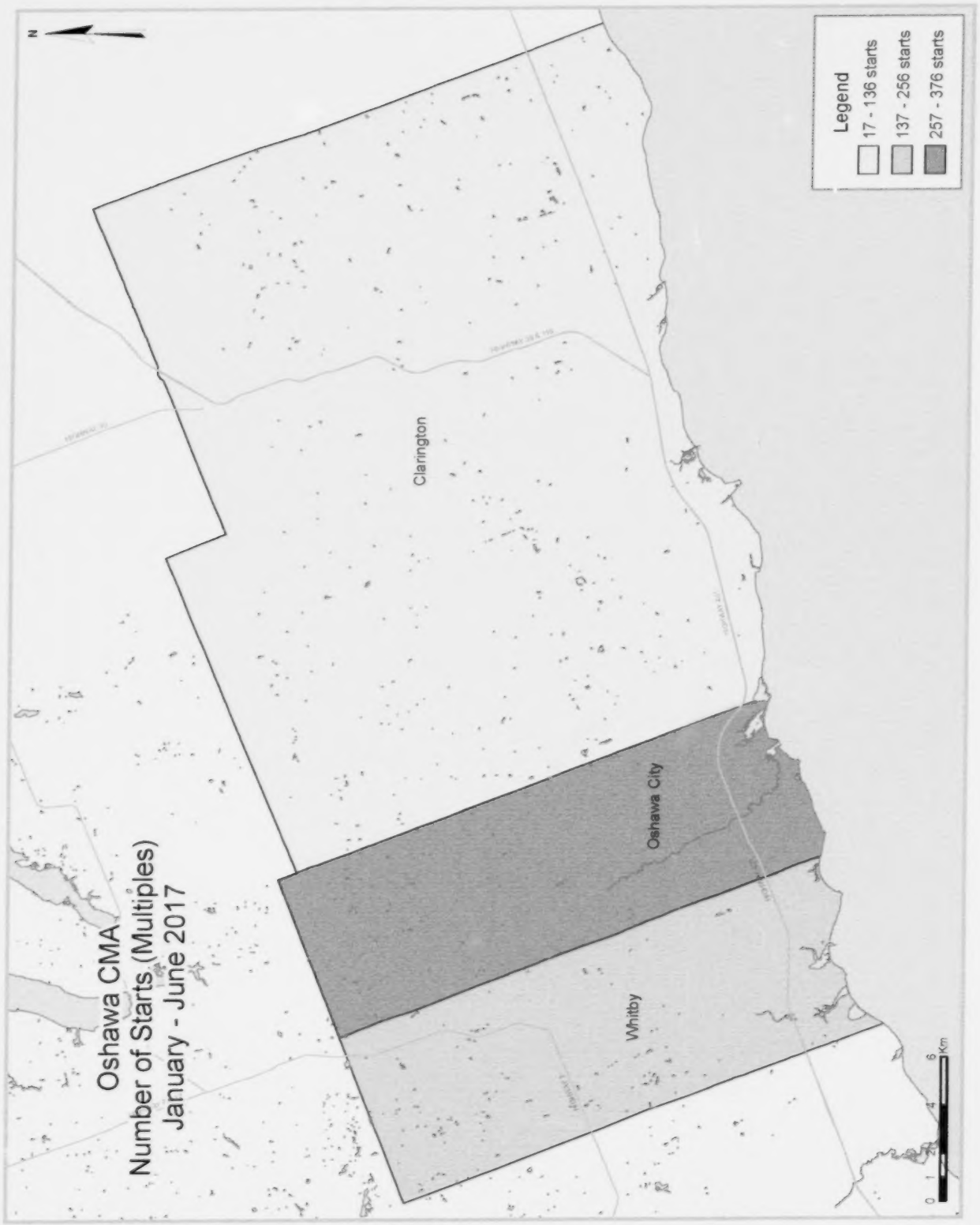

Greater Toronto Area
Number of Starts (Singles)
January - July 2017
Legend
603 - 997 starts
998 - 1392 starts
1393 - 1787 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - July 2017
Legend
1111 - 3766 starts
3767 - 6421 starts
6422 - 9076 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

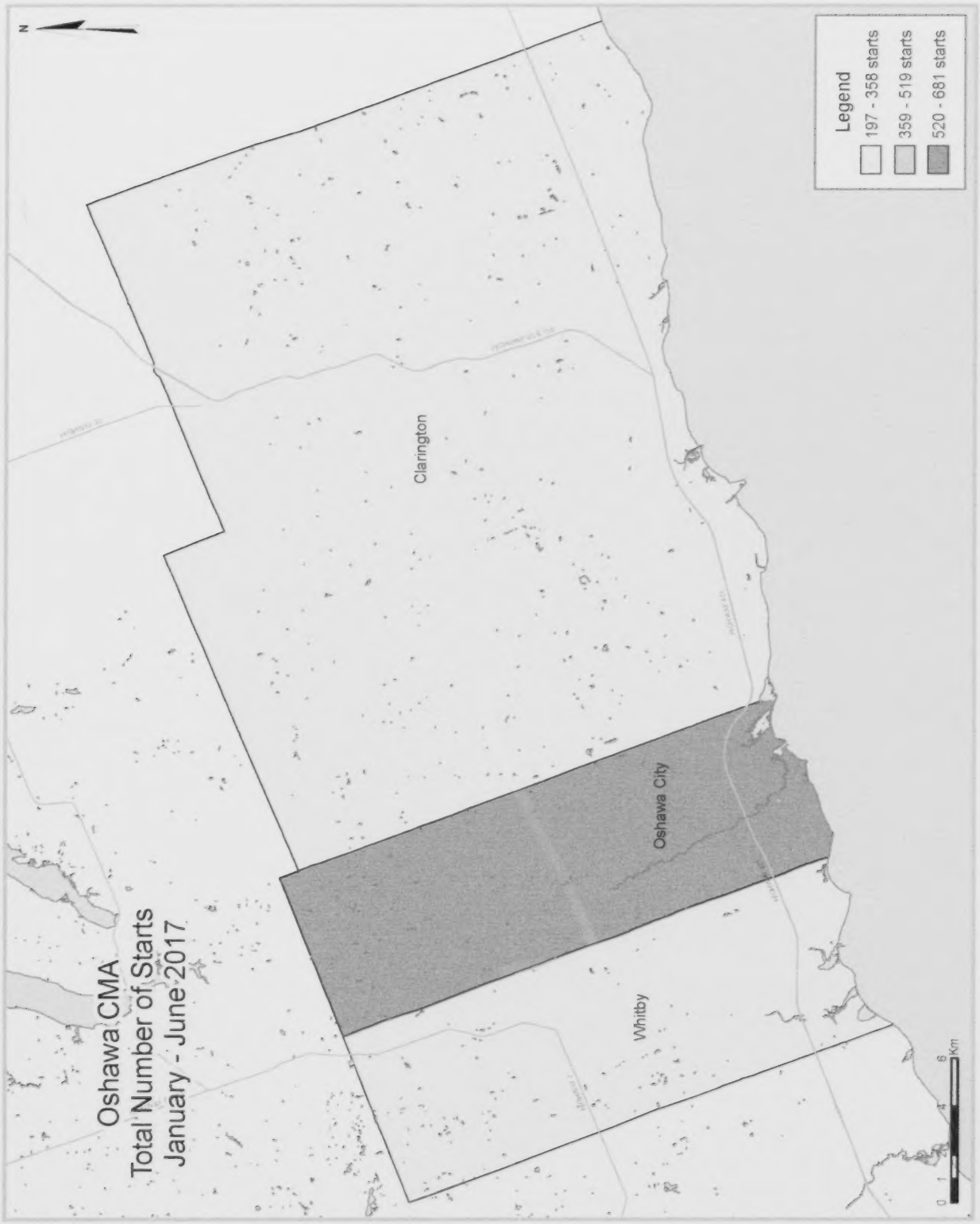

Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2017
N
Legend
7 - 112 starts
113 - 217 starts
218 - 322 starts
Clarington
Oshawa City
Whitby
0
2
4
6
Km

Oshawa CMA
Number of Starts (Singles)
Second Quarter 2017
Legend
11 - 62 starts
63 - 114 starts
115 - 166 starts
Clarington
Oshawa City
Whitby
N
0
1
4
6
Km


Oshawa CMA
Total Number of Starts
Second Quarter 2017
Legend
147 - 243 starts
244 - 340 starts
341 - 437 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2017
Legend
17 - 136 starts
137 - 256 starts
257 - 376 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km

Oshawa CMA
Number of Starts (Singles)
January - June 2017
Clarington
Oshawa City
Whitby
Legend
23 - 120 starts
121 - 217 starts
218 - 315 starts
N
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
January - June 2017
Legend
197 - 358 starts
359 - 519 starts
520 - 681 starts
Clarington
Oshawa City
Whitby
N
0 1 2 4 6 Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) July 2017		
Toronto CMA[1]	June 2017	July 2017
Trend[2]	39,863	38,417
SAAR	35,853	44,041
	July 2016	July 2017
Actual		
July - Single-Detached	1,140	928
July - Multiples	2,359	2,864
July - Total	3,499	3,792
January to July - Single-Detached	5,827	5,868
January to July - Multiples	17,153	16,700
January to July - Total	22,980	22,568

Table 1b: Housing Starts (SAAR and Trend) July 2017		
Oshawa CMA[1]	June 2017	July 2017
Trend[2]	2,757	2,389
SAAR	6,392	913
	July 2016	July 2017
Actual		
July - Single-Detached	92	100
July - Multiples	81	9
July - Total	173	109
January to July - Single-Detached	692	743
January to July - Multiples	916	576
January to July - Total	1,608	1,319

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	927	180	962	1	78	1,306	0	338	3,792
July 2016	1,140	76	304	0	120	1,581	0	278	3,499
% Change	-18.7	136.8	**	n/a	-35.0	-17.4	n/a	21.6	8.4
Year-to-date 2017	5,855	822	3,776	13	476	10,169	22	1,435	22,568
Year-to-date 2016	5,813	518	2,361	14	389	11,830	58	1,997	22,980
% Change	0.7	58.7	59.9	-7.1	22.4	-14.0	-62.1	-28.1	-1.8
UNDER CONSTRUCTION									
July 2017	10,446	1,246	6,435	21	836	44,395	45	6,214	69,638
July 2016	9,658	1,098	4,576	35	1,146	46,313	98	6,032	68,956
% Change	8.2	13.5	40.6	-40.0	-27.1	-4.1	-54.1	3.0	1.0
COMPLETIONS									
July 2017	1,065	130	535	3	147	308	36	2	2,226
July 2016	682	26	92	3	179	1,292	9	16	2,303
% Change	56.2	**	**	0.0	-17.9	-76.2	**	-87.5	-3.3
Year-to-date 2017	7,197	638	3,144	9	361	9,598	75	850	21,872
Year-to-date 2016	5,639	582	2,037	17	643	8,677	23	1,147	18,769
% Change	27.6	9.6	54.3	-47.1	-43.9	10.6	**	-25.9	16.5
COMPLETED & NOT ABSORBED									
July 2017	270	25	102	0	17	206	n/a	n/a	620
July 2016	248	23	56	0	21	1,226	n/a	n/a	1,574
% Change	8.9	8.7	82.1	n/a	-19.0	-83.2	n/a	n/a	-60.6
ABSORBED									
July 2017	1,103	130	541	3	151	475	n/a	n/a	2,403
July 2016	683	24	92	3	177	1,539	n/a	n/a	2,518
% Change	61.5	**	**	0.0	-14.7	-69.1	n/a	n/a	-4.6
Year-to-date 2017	7,205	634	3,099	9	365	10,424	n/a	n/a	21,736
Year-to-date 2016	5,672	577	2,043	17	647	9,395	n/a	n/a	18,351
% Change	27.0	9.9	51.7	-47.1	-43.6	11.0	n/a	n/a	18.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	100	0	9	0	0	0	0	0	109
July 2016	92	16	55	0	0	10	0	0	173
% Change	8.7	-100.0	-83.6	n/a	n/a	-100.0	n/a	n/a	-37.0
Year-to-date 2017	743	20	112	0	130	314	0	0	1,319
Year-to-date 2016	692	46	368	0	20	243	2	237	1,608
% Change	7.4	-56.5	-69.6	n/a	**	29.2	-100.0	-100.0	-18.0
UNDER CONSTRUCTION									
July 2017	896	26	226	0	371	781	0	765	3,065
July 2016	969	44	379	0	180	375	0	820	2,767
% Change	-7.5	-40.9	-40.4	n/a	106.1	108.3	n/a	-6.7	10.8
COMPLETIONS									
July 2017	49	0	10	0	0	10	0	0	69
July 2016	103	4	12	0	8	0	0	2	129
% Change	-52.4	-100.0	-16.7	n/a	-100.0	n/a	n/a	-100.0	-46.5
Year-to-date 2017	587	34	295	0	80	195	0	33	1,224
Year-to-date 2016	712	22	176	0	110	0	0	200	1,220
% Change	-17.6	54.5	67.6	n/a	-27.3	n/a	n/a	-83.5	0.3
COMPLETED & NOT ABSORBED									
July 2017	24	2	0	0	0	0	n/a	n/a	26
July 2016	28	2	0	0	1	0	n/a	n/a	31
% Change	-14.3	0.0	n/a	n/a	-100.0	n/a	n/a	n/a	-16.1
ABSORBED									
July 2017	50	0	10	0	1	10	n/a	n/a	71
July 2016	101	4	12	0	7	0	n/a	n/a	124
% Change	-50.5	-100.0	-16.7	n/a	-85.7	n/a	n/a	n/a	-42.7
Year-to-date 2017	589	34	295	0	81	195	n/a	n/a	1,194
Year-to-date 2016	712	20	176	0	109	0	n/a	n/a	1,017
% Change	-17.3	70.0	67.6	n/a	-25.7	n/a	n/a	n/a	17.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	979	154	889	1	78	1,455	0	338	3,894
July 2016	1,082	92	359	0	120	1,591	0	278	3,522
% Change	-9.5	67.4	147.6	n/a	-35.0	-8.5	n/a	21.6	10.6
Year-to-date 2017	5,955	768	3,718	10	569	10,778	22	1,435	23,255
Year-to-date 2016	5,738	462	2,515	12	409	12,375	23	2,233	23,767
% Change	3.8	66.2	47.8	-16.7	39.1	-12.9	-4.3	-35.7	-2.2
UNDER CONSTRUCTION									
July 2017	10,346	1,184	6,349	9	1,159	46,286	45	6,979	72,357
July 2016	9,754	1,010	4,587	32	1,339	47,373	61	7,004	71,160
% Change	6.1	17.2	38.4	-71.9	-13.4	-2.3	-26.2	-0.4	1.7
COMPLETIONS									
July 2017	963	120	532	3	147	318	22	2	2,107
July 2016	735	26	98	0	179	1,292	9	18	2,361
% Change	31.0	**	**	n/a	-17.9	-75.4	144.4	-88.9	-10.8
Year-to-date 2017	7,063	606	3,220	6	454	10,015	38	880	22,282
Year-to-date 2016	5,839	576	2,157	1	744	8,651	23	1,346	19,341
% Change	21.0	5.2	49.3	**	-39.0	15.8	65.2	-34.6	15.2
COMPLETED & NOT ABSORBED									
July 2017	277	28	86	0	17	206	n/a	n/a	614
July 2016	278	26	40	0	22	1,225	n/a	n/a	1,591
% Change	-0.4	7.7	115.0	n/a	-22.7	-83.2	n/a	n/a	-61.4
ABSORBED									
July 2017	993	120	538	3	152	485	n/a	n/a	2,291
July 2016	732	24	98	0	176	1,539	n/a	n/a	2,569
% Change	35.7	**	**	n/a	-13.6	-68.5	n/a	n/a	-10.8
Year-to-date 2017	7,067	602	3,175	6	446	10,841	n/a	n/a	22,137
Year-to-date 2016	5,851	569	2,163	1	747	9,352	n/a	n/a	18,683
% Change	20.8	5.8	46.8	**	-40.3	15.9	n/a	n/a	18.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
July 2017	103	8	0	0	8	86	0	338	543
July 2016	174	2	0	0	114	1,330	0	278	1,898
York Region									
July 2017	269	18	320	1	0	966	0	0	1,574
July 2016	500	12	81	0	0	251	0	0	844
Peel Region									
July 2017	288	72	367	0	64	0	0	0	791
July 2016	191	52	124	0	0	0	0	0	367
Halton Region									
July 2017	200	54	117	0	6	227	0	0	604
July 2016	74	0	60	0	0	0	0	0	134
Durham Region									
July 2017	119	2	85	0	0	176	0	0	382
July 2016	143	26	94	0	6	10	0	0	279
Toronto CMA									
July 2017	927	180	962	1	78	1,306	0	338	3,792
July 2016	1,140	76	304	0	120	1,581	0	278	3,499
Oshawa CMA									
July 2017	100	0	9	0	0	0	0	0	109
July 2016	92	16	55	0	0	10	0	0	173
Greater Toronto Area									
July 2017	979	154	889	1	78	1,455	0	338	3,894
July 2016	1,082	92	359	0	120	1,591	0	278	3,522

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
July 2017	1,601	170	1,387	0	427	32,520	40	5,426	41,571
July 2016	1,747	116	476	1	468	34,542	38	5,076	42,464
York Region									
July 2017	3,848	222	2,476	5	14	6,636	0	232	13,433
July 2016	3,078	164	1,459	2	140	6,815	0	537	12,195
Peel Region									
July 2017	2,435	466	1,031	0	135	3,490	5	0	7,562
July 2016	2,771	598	1,335	24	394	2,785	23	416	8,346
Halton Region									
July 2017	1,050	256	1,048	0	133	2,549	0	284	5,320
July 2016	801	58	780	4	72	2,687	0	155	4,557
Durham Region									
July 2017	1,412	70	407	4	450	1,091	0	1,037	4,471
July 2016	1,357	74	537	1	265	544	0	820	3,598
Toronto CMA									
July 2017	10,446	1,246	6,435	21	836	44,395	45	6,214	69,638
July 2016	9,658	1,098	4,576	35	1,146	46,313	98	6,032	68,956
Oshawa CMA									
July 2017	896	26	226	0	371	781	0	765	3,065
July 2016	969	44	379	0	180	375	0	820	2,767
Greater Toronto Area									
July 2017	10,346	1,184	6,349	9	1,159	46,286	45	6,979	72,357
July 2016	9,754	1,010	4,587	32	1,339	47,373	61	7,004	71,160

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
July 2017	87	10	9	0	0	184	22	2	314
July 2016	162	4	0	0	14	1,111	0	0	1,295
York Region									
July 2017	267	0	122	0	14	0	0	0	403
July 2016	182	2	39	0	103	93	0	16	435
Peel Region									
July 2017	473	110	316	0	79	124	0	0	1,102
July 2016	206	14	27	0	54	24	9	0	334
Halton Region									
July 2017	55	0	53	0	13	0	0	0	121
July 2016	64	2	20	0	0	64	0	0	150
Durham Region									
July 2017	81	0	32	3	41	10	0	0	167
July 2016	121	4	12	0	8	0	0	2	147
Toronto CMA									
July 2017	1,065	130	535	3	147	308	36	2	2,226
July 2016	682	26	92	3	179	1,292	9	16	2,303
Oshawa CMA									
July 2017	49	0	10	0	0	10	0	0	69
July 2016	103	4	12	0	8	0	0	2	129
Greater Toronto Area									
July 2017	963	120	532	3	147	318	22	2	2,107
July 2016	735	26	98	0	179	1,292	9	18	2,361

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
July 2017	195	15	28	0	17	191	n/a	n/a	446
July 2016	185	13	18	0	21	1,062	n/a	n/a	1,299
York Region									
July 2017	29	8	0	0	0	6	n/a	n/a	43
July 2016	35	10	0	0	0	110	n/a	n/a	155
Peel Region									
July 2017	3	2	22	0	0	0	n/a	n/a	27
July 2016	1	0	22	0	0	0	n/a	n/a	23
Halton Region									
July 2017	20	1	36	0	0	9	n/a	n/a	66
July 2016	25	1	0	0	0	53	n/a	n/a	79
Durham Region									
July 2017	30	2	0	0	0	0	n/a	n/a	32
July 2016	32	2	0	0	1	0	n/a	n/a	35
Toronto CMA									
July 2017	270	25	102	0	17	206	n/a	n/a	620
July 2016	248	23	56	0	21	1,226	n/a	n/a	1,574
Oshawa CMA									
July 2017	24	2	0	0	0	0	n/a	n/a	26
July 2016	28	2	0	0	1	0	n/a	n/a	31
Greater Toronto Area									
July 2017	277	28	86	0	17	206	n/a	n/a	614
July 2016	278	26	40	0	22	1,225	n/a	n/a	1,591

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
July 2017	112	10	15	0	4	288	n/a	n/a	429
July 2016	157	2	0	0	12	1,325	n/a	n/a	1,496
York Region									
July 2017	266	0	122	0	14	22	n/a	n/a	424
July 2016	185	2	39	0	103	126	n/a	n/a	455
Peel Region									
July 2017	473	110	316	0	79	124	n/a	n/a	1,102
July 2016	206	14	27	0	54	24	n/a	n/a	325
Halton Region									
July 2017	54	0	53	0	13	41	n/a	n/a	161
July 2016	66	2	20	0	0	64	n/a	n/a	152
Durham Region									
July 2017	88	0	32	3	42	10	n/a	n/a	175
July 2016	118	4	12	0	7	0	n/a	n/a	141
Toronto CMA									
July 2017	1,103	130	541	3	151	475	n/a	n/a	2,403
July 2016	683	24	92	3	177	1,539	n/a	n/a	2,518
Oshawa CMA									
July 2017	50	0	10	0	1	10	n/a	n/a	71
July 2016	101	4	12	0	7	0	n/a	n/a	124
Greater Toronto Area									
July 2017	993	120	538	3	152	485	n/a	n/a	2,291
July 2016	732	24	98	0	176	1,539	n/a	n/a	2,569

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,372	820	4,767	14	724	19,671	83	2,801	40,252
% Change	5.6	-19.6	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.6
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Toronto City	103	174	8	2	8	114	424	1,608	543	1,898	-71.4
Toronto	15	16	0	0	0	0	420	881	435	897	-51.5
East York	8	6	0	0	0	0	2	0	10	6	66.7
Etobicoke	18	34	0	0	0	0	0	0	18	34	-47.1
North York	43	102	0	0	0	0	0	559	43	661	-93.5
Scarborough	14	11	8	0	8	114	0	168	30	293	-89.8
York	5	5	0	2	0	0	2	0	7	7	0.0
York Region	270	500	18	12	290	81	996	251	1,574	844	86.5
Aurora	73	93	0	4	11	17	38	0	122	114	7.0
East Gwillimbury	67	67	0	0	0	0	0	0	67	67	0.0
Georgina Township	5	16	0	0	0	0	0	0	5	16	-68.8
King Township	25	47	0	0	0	4	0	0	25	51	-51.0
Markham	25	94	18	8	81	60	180	251	304	413	-26.4
Newmarket	22	26	0	0	0	0	0	0	22	26	-15.4
Richmond Hill	2	12	0	0	0	0	0	0	2	12	-83.3
Vaughan	41	138	0	0	198	0	778	0	1,017	138	**
Whitchurch-Stouffville	10	7	0	0	0	0	0	0	10	7	42.9
Peel Region	288	191	72	52	431	124	0	0	791	367	115.5
Brampton	230	174	66	44	273	124	0	0	569	342	66.4
Caledon	36	4	6	0	158	0	0	0	200	4	**
Mississauga	22	13	0	8	0	0	0	0	22	21	4.8
Halton Region	200	74	54	0	123	60	227	0	604	134	**
Burlington	8	9	0	0	0	0	149	0	157	9	**
Halton Hills	9	12	0	0	0	17	0	0	9	29	-69.0
Milton	17	14	30	0	71	0	78	0	196	14	**
Oakville	166	39	24	0	52	43	0	0	242	82	195.1
Durham Region	119	143	2	26	85	100	176	10	382	279	36.9
Ajax	4	32	2	10	12	35	0	0	18	77	-76.6
Brock	2	3	0	0	0	0	0	0	2	3	-33.3
Clarington	34	46	0	0	0	25	0	10	34	81	-58.0
Oshawa	56	14	0	0	0	4	0	0	56	18	**
Pickering	13	14	0	0	64	10	176	0	253	24	**
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	0	1	0	0	0	0	0	0	0	1	-100.0
Whitby	10	32	0	16	9	26	0	0	19	74	-74.3
Remainder of Toronto CMA	58	163	26	0	82	0	0	0	166	163	1.8
Bradford West Gwillimbury	12	110	0	0	10	0	0	0	22	110	-80.0
Town of Mono	4	0	0	0	0	0	0	0	4	0	n/a
New Tecumseth	41	53	26	0	12	0	0	0	79	53	49.1
Orangeville	1	0	0	0	60	0	0	0	61	0	n/a
Toronto CMA	928	1,140	180	76	1,010	424	1,674	1,859	3,792	3,499	8.4
Oshawa CMA	100	92	0	16	9	55	0	10	109	173	-37.0
Greater Toronto Area (GTA)	980	1,082	154	92	937	479	1,823	1,869	3,894	3,522	10.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	603	728	38	12	567	272	7,868	11,960	9,076	12,972	-30.0
Toronto	78	97	4	0	33	41	6,880	7,029	6,995	7,167	-2.4
East York	34	46	2	4	0	0	2	0	38	50	-24.0
Etobicoke	90	193	4	4	227	68	250	1,789	571	2,054	-72.2
North York	280	271	0	0	121	9	211	1,469	612	1,749	-65.0
Scarborough	91	93	26	0	62	154	95	1,633	274	1,880	-85.4
York	30	28	2	4	124	0	430	40	586	72	**
York Region	1,778	1,882	128	118	1,163	780	1,509	1,664	4,578	4,444	3.0
Aurora	227	356	0	62	15	199	163	0	405	617	-34.4
East Gwillimbury	613	94	48	0	266	0	0	0	927	94	**
Georgina Township	76	234	2	0	24	12	0	0	102	246	-58.5
King Township	187	157	14	0	0	10	1	0	202	167	21.0
Markham	71	235	22	26	344	145	318	1,235	755	1,641	-54.0
Newmarket	70	250	0	2	0	22	0	231	70	505	-86.1
Richmond Hill	139	191	38	12	3	61	189	0	369	264	39.8
Vaughan	315	282	4	16	477	306	838	44	1,634	648	152.2
Whitchurch-Stouffville	80	83	0	0	34	25	0	154	114	262	-56.5
Peel Region	1,787	1,606	346	230	1,015	696	1,321	310	4,469	2,842	57.2
Brampton	1,530	1,396	282	176	765	546	354	50	2,931	2,168	35.2
Caledon	178	133	10	24	250	16	0	0	438	173	153.2
Mississauga	79	77	54	30	0	134	967	260	1,100	501	119.6
Halton Region	707	587	202	44	789	428	953	467	2,651	1,526	73.7
Burlington	53	26	2	0	0	0	295	302	350	328	6.7
Halton Hills	35	45	0	2	0	51	0	0	35	98	-64.3
Milton	213	113	114	0	399	39	153	135	879	287	**
Oakville	406	403	86	42	390	338	505	30	1,387	813	70.6
Durham Region	1,090	947	54	68	441	488	896	480	2,481	1,983	25.1
Ajax	42	128	34	10	68	51	272	0	416	189	120.1
Brock	122	7	0	0	0	0	0	0	122	7	**
Clarington	349	310	6	2	5	108	6	323	366	743	-50.7
Oshawa	361	259	14	30	54	195	308	94	737	578	27.5
Pickering	137	83	0	0	131	40	310	0	578	123	**
Scugog	7	5	0	0	0	0	0	0	7	5	40.0
Uxbridge	39	32	0	10	0	9	0	0	39	51	-23.5
Whitby	33	123	0	16	183	85	0	63	216	287	-24.7
Remainder of Toronto CMA	828	807	80	102	203	251	0	1	1,111	1,161	-4.3
Bradford West Gwillimbury	364	332	0	62	22	80	0	0	386	474	-18.6
Town of Mono	36	48	0	0	0	0	0	1	36	49	-26.5
New Tecumseth	342	416	80	40	63	113	0	0	485	569	-14.8
Orangeville	86	11	0	0	118	58	0	0	204	69	195.7
Toronto CMA	5,868	5,827	826	526	3,936	2,527	11,938	14,100	22,568	22,980	-1.8
Oshawa CMA	743	692	20	48	242	388	314	480	1,319	1,608	-18.0
Greater Toronto Area (GTA)	5,965	5,750	768	472	3,975	2,664	12,547	14,881	23,255	23,767	-2.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Toronto City	8	114	0	0	86	1,330	338	278
Toronto	0	0	0	0	86	603	334	278
East York	0	0	0	0	0	0	2	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	559	0	0
Scarborough	8	114	0	0	0	168	0	0
York	0	0	0	0	0	0	2	0
York Region	290	81	0	0	996	251	0	0
Aurora	11	17	0	0	38	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	4	0	0	0	0	0	0
Markham	81	60	0	0	180	251	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	198	0	0	0	778	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	431	124	0	0	0	0	0	0
Brampton	273	124	0	0	0	0	0	0
Caledon	158	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	123	60	0	0	227	0	0	0
Burlington	0	0	0	0	149	0	0	0
Halton Hills	0	17	0	0	0	0	0	0
Milton	71	0	0	0	78	0	0	0
Oakville	52	43	0	0	0	0	0	0
Durham Region	85	100	0	0	176	10	0	0
Ajax	12	35	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	25	0	0	0	10	0	0
Oshawa	0	4	0	0	0	0	0	0
Pickering	64	10	0	0	176	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	9	26	0	0	0	0	0	0
Remainder of Toronto CMA	82	0	0	0	0	0	0	0
Bradford West Gwillimbury	10	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	12	0	0	0	0	0	0	0
Orangeville	60	0	0	0	0	0	0	0
Toronto CMA	1,010	424	0	0	1,336	1,581	338	278
Oshawa CMA	9	55	0	0	0	10	0	0
Greater Toronto Area (GTA)	937	479	0	0	1,485	1,591	338	278

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	545	251	22	21	6,990	10,501	878	1,459
Toronto	11	29	22	12	6,383	5,716	497	1,313
East York	0	0	0	0	0	0	2	0
Etobicoke	227	68	0	0	250	1,789	0	0
North York	121	0	0	9	211	1,469	0	0
Scarborough	62	154	0	0	95	1,487	0	146
York	124	0	0	0	51	40	379	0
York Region	1,163	780	0	0	1,508	1,127	1	537
Aurora	15	199	0	0	163	0	0	0
East Gwillimbury	266	0	0	0	0	0	0	0
Georgina Township	24	12	0	0	0	0	0	0
King Township	0	10	0	0	0	0	1	0
Markham	344	145	0	0	318	929	0	306
Newmarket	0	22	0	0	0	0	0	231
Richmond Hill	3	61	0	0	189	0	0	0
Vaughan	477	306	0	0	838	44	0	0
Whitchurch-Stouffville	34	25	0	0	0	154	0	0
Peel Region	1,015	696	0	0	1,321	310	0	0
Brampton	765	546	0	0	354	50	0	0
Caledon	250	16	0	0	0	0	0	0
Mississauga	0	134	0	0	967	260	0	0
Halton Region	789	428	0	0	669	467	284	0
Burlington	0	0	0	0	295	302	0	0
Halton Hills	0	51	0	0	0	0	0	0
Milton	399	39	0	0	153	135	0	0
Oakville	390	338	0	0	221	30	284	0
Durham Region	441	488	0	0	624	243	272	237
Ajax	68	51	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	5	108	0	0	6	180	0	143
Oshawa	54	195	0	0	308	0	0	94
Pickering	131	40	0	0	310	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	9	0	0	0	0	0	0
Whitby	183	85	0	0	0	63	0	0
Remainder of Toronto CMA	203	214	0	37	0	0	0	1
Bradford West Gwillimbury	22	80	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	63	113	0	0	0	0	0	0
Orangeville	118	21	0	37	0	0	0	0
Toronto CMA	3,914	2,469	22	58	10,503	12,103	1,435	1,997
Oshawa CMA	242	388	0	0	314	243	0	237
Greater Toronto Area (GTA)	3,953	2,643	22	21	11,112	12,648	1,435	2,233

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Toronto City	111	176	94	1,444	338	278	543	1,898
Toronto	15	16	86	603	334	278	435	897
East York	8	6	0	0	2	0	10	6
Etobicoke	18	34	0	0	0	0	18	34
North York	43	102	0	559	0	0	43	661
Scarborough	22	11	8	282	0	0	30	293
York	5	7	0	0	2	0	7	7
York Region	607	593	967	251	0	0	1,574	844
Aurora	83	114	39	0	0	0	122	114
East Gwillimbury	67	67	0	0	0	0	67	67
Georgina Township	5	16	0	0	0	0	5	16
King Township	25	51	0	0	0	0	25	51
Markham	154	162	150	251	0	0	304	413
Newmarket	22	26	0	0	0	0	22	26
Richmond Hill	2	12	0	0	0	0	2	12
Vaughan	239	138	778	0	0	0	1,017	138
Whitchurch-Stouffville	10	7	0	0	0	0	10	7
Peel Region	727	367	64	0	0	0	791	367
Brampton	505	342	64	0	0	0	569	342
Caledon	200	4	0	0	0	0	200	4
Mississauga	22	21	0	0	0	0	22	21
Halton Region	371	134	233	0	0	0	604	134
Burlington	8	9	149	0	0	0	157	9
Halton Hills	9	29	0	0	0	0	9	29
Milton	118	14	78	0	0	0	196	14
Oakville	236	82	6	0	0	0	242	82
Durham Region	206	263	176	16	0	0	382	279
Ajax	18	71	0	6	0	0	18	77
Brock	2	3	0	0	0	0	2	3
Clarington	34	71	0	10	0	0	34	81
Oshawa	56	18	0	0	0	0	56	18
Pickering	77	24	176	0	0	0	253	24
Scugog	0	1	0	0	0	0	0	1
Uxbridge	0	1	0	0	0	0	0	1
Whitby	19	74	0	0	0	0	19	74
Remainder of Toronto CMA	166	163	0	0	0	0	166	163
Bradford West Gwillimbury	22	110	0	0	0	0	22	110
Town of Mono	4	0	0	0	0	0	4	0
New Tecumseth	79	53	0	0	0	0	79	53
Orangeville	61	0	0	0	0	0	61	0
Toronto CMA	2,069	1,520	1,385	1,701	338	278	3,792	3,499
Oshawa CMA	109	163	0	10	0	0	109	173
Greater Toronto Area (GTA)	2,022	1,533	1,534	1,711	338	278	3,894	3,522

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	1,358	796	6,818	10,696	900	1,480	9,076	12,972
Toronto	382	116	6,094	5,726	519	1,325	6,995	7,167
East York	36	50	0	0	2	0	38	50
Etobicoke	321	213	250	1,841	0	0	571	2,054
North York	401	271	211	1,469	0	9	612	1,749
Scarborough	186	114	88	1,620	0	146	274	1,880
York	32	32	175	40	379	0	586	72
York Region	3,096	2,859	1,481	1,048	1	537	4,578	4,444
Aurora	240	615	165	2	0	0	405	617
East Gwillimbury	927	94	0	0	0	0	927	94
Georgina Township	101	246	1	0	0	0	102	246
King Township	201	161	0	6	1	0	202	167
Markham	467	613	288	722	0	306	755	1,641
Newmarket	70	274	0	0	0	231	70	505
Richmond Hill	180	236	189	28	0	0	369	264
Vaughan	796	512	838	136	0	0	1,634	648
Whitchurch-Stouffville	114	108	0	154	0	0	114	262
Peel Region	3,033	2,567	1,436	275	0	0	4,469	2,842
Brampton	2,462	2,159	469	9	0	0	2,931	2,168
Caledon	438	173	0	0	0	0	438	173
Mississauga	133	235	967	266	0	0	1,100	501
Halton Region	1,552	1,059	815	467	284	0	2,651	1,526
Burlington	55	26	295	302	0	0	350	328
Halton Hills	35	98	0	0	0	0	35	98
Milton	726	152	153	135	0	0	879	287
Oakville	736	783	367	30	284	0	1,387	813
Durham Region	1,402	1,434	807	310	272	239	2,481	1,983
Ajax	96	173	48	16	272	0	416	189
Brock	122	7	0	0	0	0	122	7
Clarington	360	400	6	200	0	143	366	743
Oshawa	429	482	308	0	0	96	737	578
Pickering	263	93	315	30	0	0	578	123
Scugog	7	5	0	0	0	0	7	5
Uxbridge	39	50	0	1	0	0	39	51
Whitby	86	224	130	63	0	0	216	287
Remainder of Toronto CMA	1,071	1,121	40	2	0	38	1,111	1,161
Bradford West Gwillimbury	386	474	0	0	0	0	386	474
Town of Mono	36	48	0	0	0	1	36	49
New Tecumseth	468	567	17	2	0	0	485	569
Orangeville	181	32	23	0	0	37	204	69
Toronto CMA	10,453	8,692	10,658	12,233	1,457	2,055	22,568	22,980
Oshawa CMA	875	1,106	444	263	0	239	1,319	1,608
Greater Toronto Area (GTA)	10,441	8,715	11,357	12,796	1,457	2,256	23,255	23,767

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Toronto City	87	162	10	8	31	14	186	1,111	314	1,295	-75.8
Toronto	19	16	0	0	31	0	90	851	140	867	-83.9
East York	11	10	0	0	0	0	0	0	11	10	10.0
Etobicoke	13	52	2	2	0	0	94	260	109	314	-65.3
North York	28	71	0	0	0	14	0	0	28	85	-67.1
Scarborough	10	11	6	4	0	0	0	0	16	15	6.7
York	6	2	2	2	0	0	2	0	10	4	150.0
York Region	267	182	0	2	136	142	0	109	403	435	-7.4
Aurora	65	25	0	0	18	8	0	77	83	110	-24.5
East Gwillimbury	29	30	0	0	28	0	0	0	57	30	90.0
Georgina Township	30	31	0	0	22	0	0	0	52	31	67.7
King Township	17	18	0	0	0	20	0	0	17	38	-55.3
Markham	12	6	0	2	33	5	0	0	45	13	**
Newmarket	17	10	0	0	0	0	0	16	17	26	-34.6
Richmond Hill	27	13	0	0	14	99	0	0	41	112	-63.4
Vaughan	39	47	0	0	0	10	0	0	39	57	-31.6
Whitchurch-Stouffville	31	2	0	0	21	0	0	16	52	18	188.9
Peel Region	473	206	110	14	395	90	124	24	1,102	334	**
Brampton	455	139	106	6	384	25	124	0	1,069	170	**
Caledon	11	53	0	8	5	0	0	0	16	61	-73.8
Mississauga	7	14	4	0	6	65	0	24	17	103	-83.5
Halton Region	55	64	0	2	66	20	0	64	121	150	-19.3
Burlington	4	6	0	0	0	0	0	0	4	6	-33.3
Halton Hills	9	5	0	0	0	0	0	0	9	5	80.0
Milton	26	12	0	2	33	20	0	64	59	98	-39.8
Oakville	16	41	0	0	33	0	0	0	49	41	19.5
Durham Region	84	121	0	4	73	20	10	2	167	147	13.6
Ajax	20	9	0	0	0	0	0	0	20	9	122.2
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	22	36	0	2	4	4	10	0	36	42	-14.3
Oshawa	19	45	0	2	6	6	0	2	25	55	-54.5
Pickering	11	7	0	0	63	0	0	0	74	7	**
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	2	1	0	0	0	0	0	0	2	1	100.0
Whitby	8	22	0	0	0	10	0	0	8	32	-75.0
Remainder of Toronto CMA	157	60	10	6	27	12	0	0	194	78	148.7
Bradford West Gwillimbury	68	15	2	0	0	0	0	0	70	15	**
Town of Mono	34	18	0	0	0	0	0	0	34	18	88.9
New Tecumseth	55	22	8	6	0	12	0	0	63	40	57.5
Orangeville	0	5	0	0	27	0	0	0	27	5	**
Toronto CMA	1,068	685	130	32	718	278	310	1,308	2,226	2,303	-3.3
Oshawa CMA	49	103	0	4	10	20	10	2	69	129	-46.5
Greater Toronto Area (GTA)	966	735	120	30	701	286	320	1,310	2,107	2,361	-10.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	672	609	24	80	180	180	7,881	7,187	8,757	8,056	8.7
Toronto	103	89	6	8	98	6	5,178	3,960	5,385	4,063	32.5
East York	48	41	2	2	0	0	316	0	366	43	**
Etobicoke	187	140	4	6	66	4	1,165	1,093	1,422	1,243	14.4
North York	246	253	0	54	16	57	1,003	1,714	1,265	2,078	-39.1
Scarborough	58	65	6	4	0	113	16	420	80	602	-86.7
York	30	21	6	6	0	0	203	0	239	27	**
York Region	2,040	1,602	104	90	1,059	1,012	415	1,135	3,618	3,839	-5.8
Aurora	386	293	68	4	349	177	95	112	898	586	53.2
East Gwillimbury	155	153	0	0	28	0	0	0	183	153	19.6
Georgina Township	205	164	0	2	42	14	0	0	247	180	37.2
King Township	224	132	2	0	18	27	0	0	244	159	53.5
Markham	107	134	4	22	205	86	0	257	316	499	-36.7
Newmarket	156	123	6	24	31	13	0	16	193	176	9.7
Richmond Hill	222	106	14	0	103	241	99	652	438	999	-56.2
Vaughan	455	471	10	38	251	234	221	58	937	801	17.0
Whitchurch-Stouffville	130	26	0	0	32	220	0	40	162	286	-43.4
Peel Region	2,755	1,823	396	374	1,351	990	1,418	803	5,920	3,990	48.4
Brampton	2,438	1,413	338	264	1,073	812	451	617	4,300	3,106	38.4
Caledon	231	309	24	62	142	62	0	0	397	433	-8.3
Mississauga	86	101	34	48	136	116	967	186	1,223	451	171.2
Halton Region	738	837	38	10	512	397	843	672	2,131	1,916	11.2
Burlington	40	31	0	0	13	10	222	22	275	63	**
Halton Hills	46	175	0	0	57	65	0	0	103	240	-57.1
Milton	341	363	0	8	73	114	186	91	600	576	4.2
Oakville	311	268	38	2	369	208	435	559	1,153	1,037	11.2
Durham Region	864	969	52	32	543	339	397	200	1,856	1,540	20.5
Ajax	147	94	6	0	61	33	0	0	214	127	68.5
Brock	5	6	0	0	0	0	0	0	5	6	-16.7
Clarington	262	254	0	4	102	85	63	0	427	343	24.5
Oshawa	202	350	20	18	160	79	29	200	411	647	-36.5
Pickering	81	99	4	8	63	20	169	0	317	127	149.6
Scugog	7	19	0	0	0	0	0	0	7	19	-63.2
Uxbridge	37	39	8	2	44	0	0	0	89	41	117.1
Whitby	123	108	14	0	113	122	136	0	386	230	67.8
Remainder of Toronto CMA	776	584	66	36	256	67	3	49	1,101	736	49.6
Bradford West Gwillimbury	316	217	40	2	54	0	0	0	410	219	87.2
Town of Mono	83	104	0	0	0	0	0	1	83	105	-21.0
New Tecumseth	375	244	26	34	122	20	0	48	523	346	51.2
Orangeville	2	19	0	0	80	47	3	0	85	66	28.8
Toronto CMA	7,206	5,656	646	600	3,513	2,689	10,507	9,824	21,872	18,769	16.5
Oshawa CMA	587	712	34	22	375	286	228	200	1,224	1,220	0.3
Greater Toronto Area (GTA)	7,069	5,840	614	586	3,645	2,918	10,954	9,997	22,282	19,341	15.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Toronto City	9	14	22	0	184	1,111	2	0
Toronto	9	0	22	0	88	851	2	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	94	260	0	0
North York	0	14	0	0	0	0	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	2	0	0	0
York Region	136	142	0	0	0	93	0	16
Aurora	18	8	0	0	0	77	0	0
East Gwillimbury	28	0	0	0	0	0	0	0
Georgina Township	22	0	0	0	0	0	0	0
King Township	0	20	0	0	0	0	0	0
Markham	33	5	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	16
Richmond Hill	14	99	0	0	0	0	0	0
Vaughan	0	10	0	0	0	0	0	0
Whitchurch-Stouffville	21	0	0	0	0	16	0	0
Peel Region	395	81	0	9	124	24	0	0
Brampton	384	16	0	9	124	0	0	0
Caledon	5	0	0	0	0	0	0	0
Mississauga	6	65	0	0	0	24	0	0
Halton Region	66	20	0	0	0	64	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	33	20	0	0	0	64	0	0
Oakville	33	0	0	0	0	0	0	0
Durham Region	73	20	0	0	10	0	0	2
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	4	0	0	10	0	0	0
Oshawa	6	6	0	0	0	0	0	2
Pickering	63	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	10	0	0	0	0	0	0
Remainder of Toronto CMA	13	12	14	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	12	0	0	0	0	0	0
Orangeville	13	0	14	0	0	0	0	0
Toronto CMA	682	269	36	9	308	1,292	2	16
Oshawa CMA	10	20	0	0	10	0	0	2
Greater Toronto Area (GTA)	679	277	22	9	318	1,292	2	18

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	142	166	38	14	7,403	6,769	478	418
Toronto	76	6	22	0	4,700	3,642	478	318
East York	0	0	0	0	316	0	0	0
Etobicoke	66	4	0	0	1,165	1,093	0	0
North York	0	43	16	14	1,003	1,614	0	100
Scarborough	0	113	0	0	16	420	0	0
York	0	0	0	0	203	0	0	0
York Region	1,059	1,012	0	0	382	893	33	242
Aurora	349	177	0	0	95	112	0	0
East Gwillimbury	28	0	0	0	0	0	0	0
Georgina Township	42	14	0	0	0	0	0	0
King Township	18	27	0	0	0	0	0	0
Markham	205	86	0	0	0	257	0	0
Newmarket	31	13	0	0	0	0	0	16
Richmond Hill	103	241	0	0	99	450	0	202
Vaughan	251	234	0	0	188	34	33	24
Whitchurch-Stouffville	32	220	0	0	0	40	0	0
Peel Region	1,351	981	0	9	1,082	317	336	486
Brampton	1,073	803	0	9	439	131	12	486
Caledon	142	62	0	0	0	0	0	0
Mississauga	136	116	0	0	643	186	324	0
Halton Region	512	397	0	0	843	672	0	0
Burlington	13	10	0	0	222	22	0	0
Halton Hills	57	65	0	0	0	0	0	0
Milton	73	114	0	0	186	91	0	0
Oakville	369	208	0	0	435	559	0	0
Durham Region	543	339	0	0	364	0	33	200
Ajax	61	33	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	102	85	0	0	59	0	4	0
Oshawa	160	79	0	0	0	0	29	200
Pickering	63	20	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	44	0	0	0	0	0	0	0
Whitby	113	122	0	0	136	0	0	0
Remainder of Toronto CMA	219	67	37	0	0	48	3	1
Bradford West Gwillimbury	54	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	122	20	0	0	0	48	0	0
Orangeville	43	47	37	0	0	0	3	0
Toronto CMA	3,438	2,666	75	23	9,657	8,677	850	1,147
Oshawa CMA	375	286	0	0	195	0	33	200
Greater Toronto Area (GTA)	3,607	2,895	38	23	10,074	8,651	880	1,346

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Toronto City	106	166	184	1,125	24	0	314	1,295
Toronto	28	16	88	851	24	0	140	867
East York	11	10	0	0	0	0	11	10
Etobicoke	15	54	94	260	0	0	109	314
North York	28	71	0	14	0	0	28	85
Scarborough	16	11	0	0	0	0	16	15
York	8	4	2	0	0	0	10	4
York Region	389	223	14	196	0	16	403	435
Aurora	83	33	0	77	0	0	83	110
East Gwillimbury	57	30	0	0	0	0	57	30
Georgina Township	52	31	0	0	0	0	52	31
King Township	17	24	0	14	0	0	17	38
Markham	45	13	0	0	0	0	45	13
Newmarket	17	10	0	0	0	16	17	26
Richmond Hill	27	23	14	89	0	0	41	112
Vaughan	39	57	0	0	0	0	39	57
Whitchurch-Stouffville	52	2	0	16	0	0	52	18
Peel Region	899	247	203	78	0	9	1,102	334
Brampton	866	153	203	8	0	9	1,069	170
Caledon	16	61	0	0	0	0	16	61
Mississauga	17	33	0	70	0	0	17	103
Halton Region	108	86	13	64	0	0	121	150
Burlington	4	6	0	0	0	0	4	6
Halton Hills	9	5	0	0	0	0	9	5
Milton	59	34	0	64	0	0	59	98
Oakville	36	41	13	0	0	0	49	41
Durham Region	113	137	54	8	0	2	167	147
Ajax	17	9	3	0	0	0	20	9
Brock	0	0	0	0	0	0	0	0
Clarington	26	38	10	4	0	0	36	42
Oshawa	25	53	0	0	0	2	25	55
Pickering	33	7	41	0	0	0	74	7
Scugog	2	1	0	0	0	0	2	1
Uxbridge	2	1	0	0	0	0	2	1
Whitby	8	28	0	4	0	0	8	32
Remainder of Toronto CMA	180	67	0	11	14	0	194	78
Bradford West Gwillimbury	70	15	0	0	0	0	70	15
Town of Mono	34	18	0	0	0	0	34	18
New Tecumseth	63	29	0	11	0	0	63	40
Orangeville	13	5	0	0	14	0	27	5
Toronto CMA	1,730	800	458	1,474	38	25	2,226	2,303
Oshawa CMA	59	119	10	8	0	2	69	129
Greater Toronto Area (GTA)	1,615	859	468	1,471	24	27	2,107	2,361

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	772	804	7,469	6,816	516	432	8,757	8,056
Toronto	185	100	4,700	3,645	500	318	5,385	4,063
East York	50	43	316	0	0	0	366	43
Etobicoke	191	150	1,231	1,093	0	0	1,422	1,243
North York	246	306	1,003	1,658	16	114	1,265	2,078
Scarborough	64	178	16	420	0	0	80	602
York	36	27	203	0	0	0	239	27
York Region	3,059	2,342	526	1,255	33	242	3,618	3,839
Aurora	801	474	97	112	0	0	898	586
East Gwillimbury	183	153	0	0	0	0	183	153
Georgina Township	247	180	0	0	0	0	247	180
King Township	244	138	0	21	0	0	244	159
Markham	308	242	8	257	0	0	316	499
Newmarket	193	147	0	13	0	16	193	176
Richmond Hill	303	258	135	539	0	202	438	999
Vaughan	618	601	286	176	33	24	937	801
Whitchurch-Stouffville	162	149	0	137	0	0	162	286
Peel Region	4,473	3,008	1,111	487	336	495	5,920	3,990
Brampton	3,820	2,404	468	207	12	495	4,300	3,106
Caledon	397	433	0	0	0	0	397	433
Mississauga	256	171	643	280	324	0	1,223	451
Halton Region	1,271	1,206	860	710	0	0	2,131	1,916
Burlington	40	31	235	32	0	0	275	63
Halton Hills	103	240	0	0	0	0	103	240
Milton	414	485	186	91	0	0	600	576
Oakville	714	450	439	587	0	0	1,153	1,037
Durham Region	1,314	1,212	509	128	33	200	1,856	1,540
Ajax	191	109	23	18	0	0	214	127
Brock	5	6	0	0	0	0	5	6
Clarington	328	323	95	20	4	0	427	343
Oshawa	382	447	0	0	29	200	411	647
Pickering	107	127	210	0	0	0	317	127
Scugog	7	19	0	0	0	0	7	19
Uxbridge	88	41	1	0	0	0	89	41
Whitby	206	140	180	90	0	0	386	230
Remainder of Toronto CMA	1,058	652	3	83	40	1	1,101	736
Bradford West Gwillimbury	410	219	0	0	0	0	410	219
Town of Mono	83	104	0	0	0	1	83	105
New Tecumseth	520	268	3	78	0	0	523	346
Orangeville	45	61	0	5	40	0	85	66
Toronto CMA	10,979	8,258	9,968	9,337	925	1,170	21,872	18,769
Oshawa CMA	916	910	275	110	33	200	1,224	1,220
Greater Toronto Area (GTA)	10,889	8,572	10,475	9,396	918	1,369	22,282	19,341

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2017	1	1.2	0	0.0	4	4.7	3	3.5	78	90.7	86	1,925,000	1,880,255
July 2016	0	0.0	0	0.0	0	0.0	7	5.2	128	94.8	135	2,200,000	2,169,046
Year-to-date 2017	1	0.2	0	0.0	5	0.9	69	12.4	481	86.5	556	1,950,000	1,873,796
Year-to-date 2016	1	0.2	0	0.0	30	6.0	41	8.2	428	85.6	500	2,000,000	1,952,655
Toronto													
July 2017	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
July 2016	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	5.7	50	94.3	53	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	5	14.7	29	85.3	34	-	-
East York													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Year-to-date 2016	0	0.0	0	0.0	2	16.7	2	16.7	8	66.7	12	-	-
Etobicoke													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	-	-
July 2016	0	0.0	0	0.0	0	0.0	1	2.5	39	97.5	40	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	44	25.0	132	75.0	176	930,000	1,035,633
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	1.7	116	98.3	118	-	1,685,000
North York													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	-	-
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	76	100.0	76	-	2,494,520
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	0.4	222	99.6	223	-	-
Year-to-date 2016	0	0.0	0	0.0	1	0.4	0	0.0	245	99.6	246	-	2,248,127
Scarborough													
July 2017	1	5.3	0	0.0	4	21.1	2	10.5	12	63.2	19	-	-
July 2016	0	0.0	0	0.0	0	0.0	5	45.5	6	54.5	11	-	-
Year-to-date 2017	1	1.4	0	0.0	4	5.5	16	21.9	52	71.2	73	-	-
Year-to-date 2016	1	1.5	0	0.0	27	41.5	22	33.8	15	23.1	65	-	-
York													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	1	4.8	5	23.8	15	71.4	21	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	10	40.0	15	60.0	25	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2017	9	3.4	23	8.7	55	20.8	35	13.3	142	53.8	264	1,040,000	1,201,005
July 2016	15	8.1	39	21.1	12	6.5	23	12.4	96	51.9	185	905,000	1,149,732
Year-to-date 2017	72	3.5	212	10.4	299	14.7	338	16.6	1,112	54.7	2,033	1,070,000	1,224,579
Year-to-date 2016	118	7.3	256	15.9	245	15.2	343	21.3	645	40.1	1,607	885,000	1,002,175
Aurora													
July 2017	0	0.0	0	0.0	5	7.7	9	13.8	51	78.5	65	1,240,000	1,261,975
July 2016	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	-	-
Year-to-date 2017	0	0.0	0	0.0	36	9.3	90	23.3	260	67.4	386	1,240,000	1,211,732
Year-to-date 2016	0	0.0	0	0.0	45	15.3	157	53.2	93	31.5	295	880,000	926,261
East Gwillimbury													
July 2017	7	24.1	3	10.3	13	44.8	6	20.7	0	0.0	29	660,000	674,818
July 2016	12	40.0	11	36.7	7	23.3	0	0.0	0	0.0	30	605,000	577,057
Year-to-date 2017	37	23.9	26	16.8	74	47.7	18	11.6	0	0.0	155	660,000	640,274
Year-to-date 2016	49	32.0	69	45.1	34	22.2	0	0.0	1	0.7	153	610,000	583,121
Georgina Township													
July 2017	2	7.1	18	64.3	6	21.4	2	7.1	0	0.0	28	605,000	623,740
July 2016	3	9.7	25	80.6	3	9.7	0	0.0	0	0.0	31	565,000	559,019
Year-to-date 2017	32	15.8	142	70.3	18	8.9	8	4.0	2	1.0	202	575,000	596,664
Year-to-date 2016	51	31.1	102	62.2	6	3.7	3	1.8	2	1.2	164	565,000	546,924
King Township													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,530,000	1,602,752
July 2016	0	0.0	0	0.0	0	0.0	8	40.0	12	60.0	20	1,092,500	1,102,992
Year-to-date 2017	1	0.4	0	0.0	9	4.0	27	11.9	189	83.6	226	1,212,500	1,422,160
Year-to-date 2016	0	0.0	0	0.0	1	0.7	24	17.6	111	81.6	136	1,300,000	1,340,476
Markham													
July 2017	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	1,160,000	1,273,517
July 2016	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	-	949,161
Year-to-date 2017	0	0.0	0	0.0	2	2.0	47	47.0	51	51.0	100	995,000	1,682,383
Year-to-date 2016	14	10.9	25	19.4	33	25.6	16	12.4	41	31.8	129	760,000	932,452
Newmarket													
July 2017	0	0.0	1	5.9	1	5.9	2	11.8	13	76.5	17	1,025,000	981,265
July 2016	0	0.0	3	30.0	2	20.0	3	30.0	2	20.0	10	807,500	794,030
Year-to-date 2017	1	0.6	22	14.1	52	33.3	26	16.7	55	35.3	156	810,000	853,141
Year-to-date 2016	0	0.0	29	23.6	42	34.1	38	30.9	14	11.4	123	780,000	789,183
Richmond Hill													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,690,000	1,752,607
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	2,090,000	2,338,838
Year-to-date 2017	0	0.0	0	0.0	8	3.6	0	0.0	214	96.4	222	1,622,500	1,859,424
Year-to-date 2016	0	0.0	0	0.0	13	12.1	30	28.0	64	59.8	107	1,410,000	1,611,407
Vaughan													
July 2017	0	0.0	0	0.0	0	0.0	13	33.3	26	66.7	39	1,085,000	1,778,501
July 2016	0	0.0	0	0.0	0	0.0	6	12.5	42	87.5	48	1,225,000	1,685,758
Year-to-date 2017	0	0.0	0	0.0	5	1.1	119	26.0	333	72.9	457	1,235,000	1,411,894
Year-to-date 2016	1	0.2	23	4.9	68	14.4	73	15.4	308	65.1	473	1,160,000	1,141,279
Whitchurch-Stouffville													
July 2017	0	0.0	1	3.2	30	96.8	0	0.0	0	0.0	31	740,000	754,313
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	1	0.8	22	17.1	95	73.6	3	2.3	8	6.2	129	740,000	761,124
Year-to-date 2016	3	11.1	8	29.6	3	11.1	2	7.4	11	40.7	27	-	927,594

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
July 2017	68	14.4	168	35.5	147	31.1	68	14.4	22	4.7	473	650,000	673,854
July 2016	23	11.2	60	29.1	93	45.1	13	6.3	17	8.3	206	667,500	753,839
Year-to-date 2017	237	8.6	890	32.3	949	34.5	463	16.8	214	7.8	2,753	675,000	727,520
Year-to-date 2016	146	8.0	537	29.2	673	36.7	300	16.3	180	9.8	1,836	685,000	756,527
Brampton													
July 2017	66	14.5	168	36.9	143	31.4	63	13.8	15	3.3	455	645,000	672,537
July 2016	23	16.5	59	42.4	41	29.5	11	7.9	5	3.6	139	640,000	647,842
Year-to-date 2017	232	9.5	863	35.4	805	33.0	424	17.4	113	4.6	2,437	665,000	694,494
Year-to-date 2016	143	10.0	518	36.3	411	28.8	257	18.0	97	6.8	1,426	660,000	709,483
Caledon													
July 2017	2	18.2	0	0.0	4	36.4	5	45.5	0	0.0	11	750,000	728,355
July 2016	0	0.0	1	1.9	52	98.1	0	0.0	0	0.0	53	685,000	690,579
Year-to-date 2017	5	2.2	27	11.7	144	62.6	34	14.8	20	8.7	230	725,000	782,757
Year-to-date 2016	3	1.0	19	6.1	262	84.8	9	2.9	16	5.2	309	685,000	721,850
Mississauga													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
July 2016	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	1,975,000	2,045,714
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	5.8	81	94.2	86	1,450,000	1,585,492
Year-to-date 2016	0	0.0	0	0.0	0	0.0	34	33.7	67	66.3	101	1,350,000	1,526,822
Halton Region													
July 2017	0	0.0	5	9.3	9	16.7	25	46.3	15	27.8	54	820,000	1,026,020
July 2016	2	3.1	3	4.6	13	20.0	30	46.2	17	26.2	65	870,000	993,361
Year-to-date 2017	1	0.1	17	2.3	172	23.5	327	44.6	216	29.5	733	880,000	1,178,448
Year-to-date 2016	3	0.4	219	26.0	249	29.6	212	25.2	159	18.9	842	780,000	934,423
Burlington													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
July 2016	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	7.9	35	92.1	38	-	2,226,250
Year-to-date 2016	0	0.0	0	0.0	2	6.3	8	25.0	22	68.8	32	-	1,561,700
Halton Hills													
July 2017	0	0.0	0	0.0	0	0.0	8	88.9	1	11.1	9	-	1,074,589
July 2016	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	5	10.9	30	65.2	11	23.9	46	1,175,000	1,128,473
Year-to-date 2016	0	0.0	15	8.6	80	45.7	71	40.6	9	5.1	175	790,000	836,194
Milton													
July 2017	0	0.0	5	19.2	8	30.8	10	38.5	3	11.5	26	800,000	827,877
July 2016	0	0.0	3	25.0	8	66.7	1	8.3	0	0.0	12	730,000	707,983
Year-to-date 2017	0	0.0	17	5.0	140	41.1	179	52.5	5	1.5	341	820,000	822,163
Year-to-date 2016	1	0.3	204	56.4	126	34.8	23	6.4	8	2.2	362	645,000	682,262
Oakville													
July 2017	0	0.0	0	0.0	1	6.7	7	46.7	7	46.7	15	930,000	1,340,327
July 2016	2	4.8	0	0.0	3	7.1	25	59.5	12	28.6	42	885,000	1,074,898
Year-to-date 2017	1	0.3	0	0.0	27	8.8	115	37.3	165	53.6	308	1,020,000	1,550,516
Year-to-date 2016	2	0.7	0	0.0	41	15.0	110	40.3	120	44.0	273	945,000	1,300,087

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
July 2017	13	15.1	31	36.0	26	30.2	13	15.1	3	3.5	86	655,000	653,746
July 2016	47	40.5	40	34.5	20	17.2	6	5.2	3	2.6	116	500,000	520,486
Year-to-date 2017	258	31.2	270	32.6	181	21.9	93	11.2	25	3.0	827	555,000	592,361
Year-to-date 2016	387	42.2	358	39.0	139	15.1	28	3.1	6	0.7	918	515,000	534,132
Ajax													
July 2017	0	0.0	12	41.4	14	48.3	0	0.0	3	10.3	29	655,000	674,231
July 2016	0	0.0	2	20.0	8	80.0	0	0.0	0	0.0	10	692,500	675,989
Year-to-date 2017	0	0.0	64	44.4	77	53.5	0	0.0	3	2.1	144	655,000	647,487
Year-to-date 2016	4	4.3	46	50.0	42	45.7	0	0.0	0	0.0	92	630,000	625,575
Brock													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
July 2017	10	55.6	5	27.8	1	5.6	2	11.1	0	0.0	18	-	541,167
July 2016	18	56.3	14	43.8	0	0.0	0	0.0	0	0.0	32	487,500	473,938
Year-to-date 2017	154	62.6	75	30.5	11	4.5	5	2.0	1	0.4	246	480,000	500,600
Year-to-date 2016	117	50.0	109	46.6	3	1.3	5	2.1	0	0.0	234	500,000	494,543
Oshawa													
July 2017	3	15.8	12	63.2	4	21.1	0	0.0	0	0.0	19	555,000	574,211
July 2016	25	55.6	17	37.8	3	6.7	0	0.0	0	0.0	45	465,000	484,798
Year-to-date 2017	69	34.7	102	51.3	25	12.6	3	1.5	0	0.0	199	520,000	538,503
Year-to-date 2016	189	54.2	141	40.4	17	4.9	2	0.6	0	0.0	349	485,000	499,183
Pickering													
July 2017	0	0.0	0	0.0	3	30.0	7	70.0	0	0.0	10	825,000	828,299
July 2016	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	-	777,233
Year-to-date 2017	2	2.5	7	8.8	24	30.0	37	46.3	10	12.5	80	825,000	847,721
Year-to-date 2016	18	18.4	29	29.6	42	42.9	9	9.2	0	0.0	98	620,000	642,004
Scugog													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
July 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	24	64.9	6	16.2	2	5.4	5	13.5	0	0.0	37	320,000	422,906
Year-to-date 2016	21	53.8	13	33.3	4	10.3	1	2.6	0	0.0	39	390,000	477,943
Whitby													
July 2017	0	0.0	1	12.5	3	37.5	4	50.0	0	0.0	8	-	803,500
July 2016	4	18.2	7	31.8	4	18.2	4	18.2	3	13.6	22	-	-
Year-to-date 2017	9	7.4	16	13.2	42	34.7	43	35.5	11	9.1	121	707,500	783,300
Year-to-date 2016	38	35.8	20	18.9	31	29.2	11	10.4	6	5.7	106	557,500	604,549

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
July 2017	32	19.5	111	67.7	11	6.7	10	6.1	0	0.0	164	570,000	581,261
July 2016	14	22.6	37	59.7	7	11.3	4	6.5	0	0.0	62	550,000	580,267
Year-to-date 2017	139	18.1	552	71.9	44	5.7	30	3.9	3	0.4	768	555,000	563,745
Year-to-date 2016	160	27.5	337	57.9	68	11.7	15	2.6	2	0.3	582	540,000	550,291
Bradford West Gwillimbury													
July 2017	19	25.0	57	75.0	0	0.0	0	0.0	0	0.0	76	555,000	552,648
July 2016	3	17.6	13	76.5	0	0.0	1	5.9	0	0.0	17	595,000	592,402
Year-to-date 2017	41	12.9	269	84.6	6	1.9	1	0.3	1	0.3	318	570,000	569,165
Year-to-date 2016	38	17.7	170	79.1	6	2.8	1	0.5	0	0.0	215	575,000	570,799
Town of Mono													
July 2017	1	2.9	12	35.3	11	32.4	10	29.4	0	0.0	34	677,500	700,400
July 2016	1	5.6	7	38.9	7	38.9	3	16.7	0	0.0	18	-	672,589
Year-to-date 2017	2	2.4	18	22.0	33	40.2	28	34.1	1	1.2	82	780,000	751,081
Year-to-date 2016	12	11.5	38	36.5	40	38.5	13	12.5	1	1.0	104	-	642,210
New Tecumseth													
July 2017	12	22.2	42	77.8	0	0.0	0	0.0	0	0.0	54	570,000	546,518
July 2016	10	45.5	12	54.5	0	0.0	0	0.0	0	0.0	22	510,000	495,354
Year-to-date 2017	96	26.2	263	71.9	5	1.4	1	0.3	1	0.3	366	525,000	522,183
Year-to-date 2016	106	43.4	121	49.6	16	6.6	0	0.0	1	0.4	244	515,000	506,228
Orangeville													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	4	21.1	8	42.1	6	31.6	1	5.3	0	0.0	19	-	-
Toronto CMA													
July 2017	110	10.2	320	29.7	244	22.6	148	13.7	256	23.7	1,078	707,500	907,374
July 2016	54	8.1	141	21.2	138	20.8	78	11.7	253	38.1	664	795,000	1,157,851
Year-to-date 2017	476	6.7	1,748	24.7	1,572	22.2	1,266	17.9	2,004	28.4	7,066	775,000	982,046
Year-to-date 2016	471	8.5	1,437	25.8	1,351	24.3	913	16.4	1,392	25.0	5,564	735,000	930,570
Oshawa CMA													
July 2017	13	28.9	18	40.0	8	17.8	6	13.3	0	0.0	45	555,000	601,756
July 2016	47	47.5	38	38.4	7	7.1	4	4.0	3	3.0	99	505,000	535,826
Year-to-date 2017	232	41.0	193	34.1	78	13.8	51	9.0	12	2.1	566	520,000	574,791
Year-to-date 2016	344	49.9	270	39.2	51	7.4	18	2.6	6	0.9	689	500,000	518,163
Greater Toronto Area													
July 2017	91	9.4	227	23.6	241	25.0	144	15.0	260	27.0	963	740,000	946,315
July 2016	87	12.3	142	20.1	138	19.5	79	11.2	261	36.9	707	720,000	1,132,843
Year-to-date 2017	569	8.2	1,389	20.1	1,606	23.3	1,290	18.7	2,048	29.7	6,902	790,000	1,000,355
Year-to-date 2016	655	11.5	1,370	24.0	1,336	23.4	924	16.2	1,418	24.9	5,703	730,000	923,033

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2017

Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Toronto City	1,880,255	2,169,046	-13.3	1,873,796	1,952,655	-4.0
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,035,633	1,685,000	-38.5
North York	-	2,494,520	n/a	-	2,248,127	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,201,005	1,149,732	4.5	1,224,579	1,002,175	22.2
Aurora	1,261,975	-	n/a	1,211,732	926,261	30.8
East Gwillimbury	674,818	577,057	16.9	640,274	583,121	9.8
Georgina Township	623,740	559,019	11.6	596,664	546,924	9.1
King Township	1,602,752	1,102,992	45.3	1,422,160	1,340,476	6.1
Markham	1,273,517	949,161	34.2	1,682,383	932,452	80.4
Newmarket	981,265	794,030	23.6	853,141	789,183	8.1
Richmond Hill	1,752,607	2,338,838	-25.1	1,859,424	1,611,407	15.4
Vaughan	1,778,501	1,685,758	5.5	1,411,894	1,141,279	23.7
Whitchurch-Stouffville	754,313	-	n/a	761,124	927,594	-17.9
Peel Region	673,854	753,839	-10.6	727,520	756,527	-3.8
Brampton	672,537	647,842	3.8	694,494	709,483	-2.1
Caledon	728,355	690,579	5.5	782,757	721,850	8.4
Mississauga	-	2,045,714	n/a	1,585,492	1,526,822	3.8
Halton Region	1,026,020	993,361	3.3	1,178,448	934,423	26.1
Burlington	-	-	n/a	2,226,250	1,561,700	42.6
Halton Hills	1,074,589	-	n/a	1,128,473	836,194	35.0
Milton	827,877	707,983	16.9	822,163	682,262	20.5
Oakville	1,340,327	1,074,898	24.7	1,550,516	1,300,087	19.3
Durham Region	653,746	520,486	25.6	592,361	534,132	10.9
Ajax	674,231	675,989	-0.3	647,487	625,575	3.5
Brock	-	-	n/a	-	-	n/a
Clarington	541,167	473,938	14.2	500,600	494,543	1.2
Oshawa	574,211	484,798	18.4	538,503	499,183	7.9
Pickering	828,299	777,233	6.6	847,721	642,004	32.0
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	422,906	477,943	-11.5
Whitby	803,500	-	n/a	783,300	604,549	29.6
Remainder of Toronto CMA	581,261	580,267	0.2	563,745	550,291	2.4
Bradford West Gwillimbury	552,648	592,402	-6.7	569,165	570,799	-0.3
Town of Mono	700,400	672,589	4.1	751,081	642,210	17.0
New Tecumseth	546,518	495,354	10.3	522,183	506,228	3.2
Orangeville	-	-	n/a	-	-	n/a
Toronto CMA	907,374	1,157,851	-21.6	982,046	930,570	5.5
Oshawa CMA	601,756	535,826	12.3	574,791	518,163	10.9
Greater Toronto Area (GTA)	946,315	1,132,843	-16.5	1,000,355	923,033	8.4

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

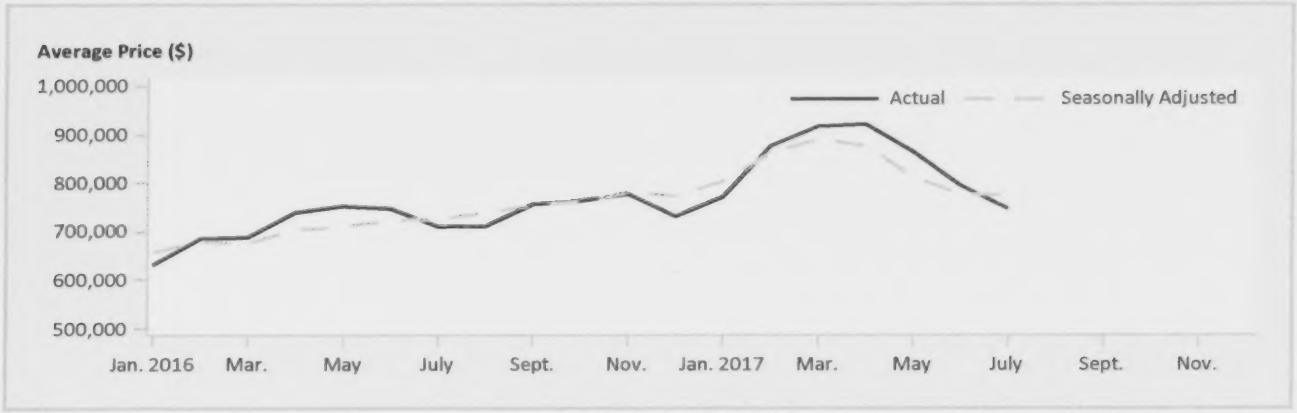


Figure 5.2a: MLS® Residential Sales for Toronto

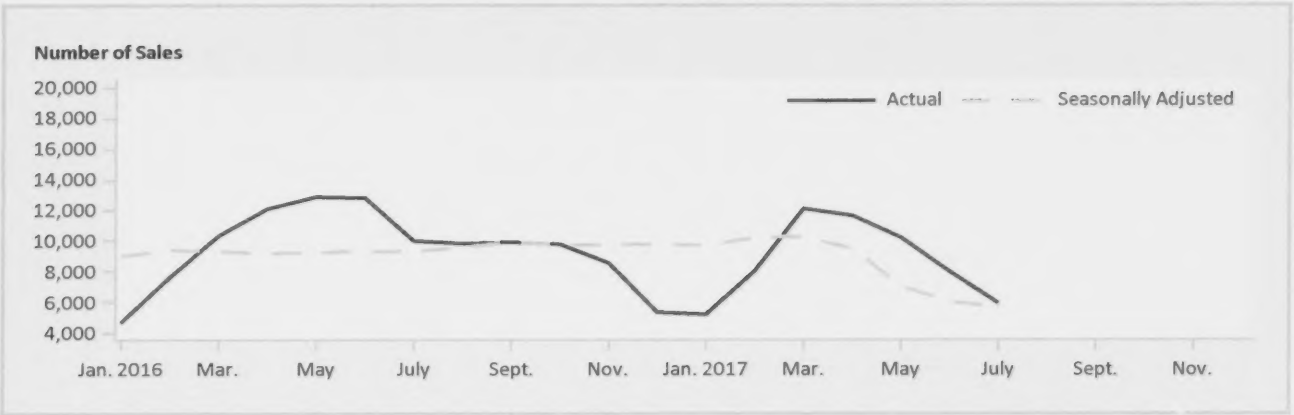
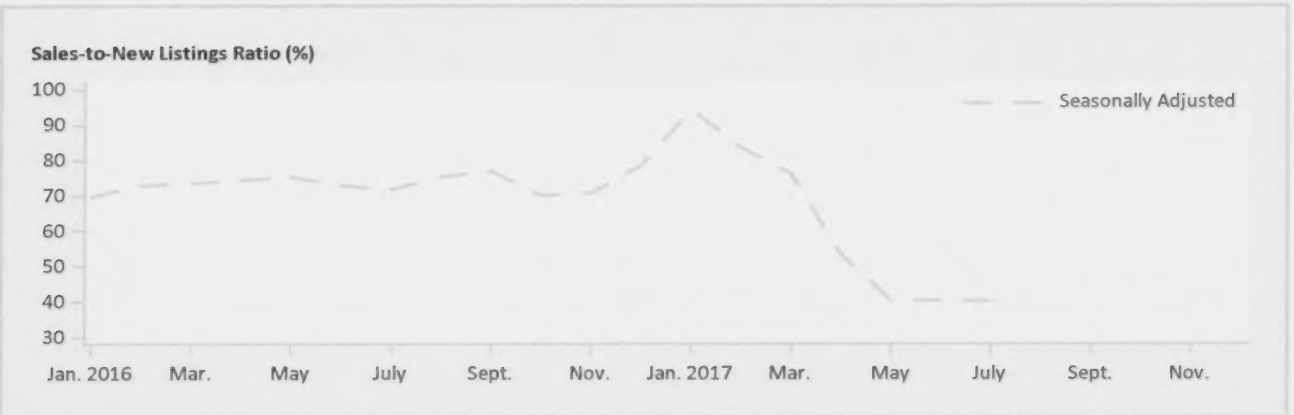


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

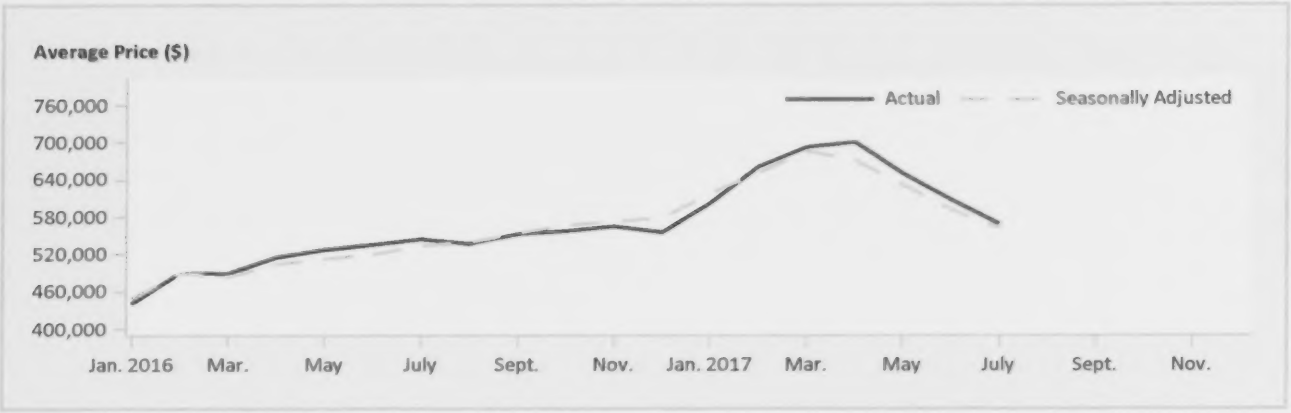


Figure 5.2b: MLS® Residential Sales for Durham Region

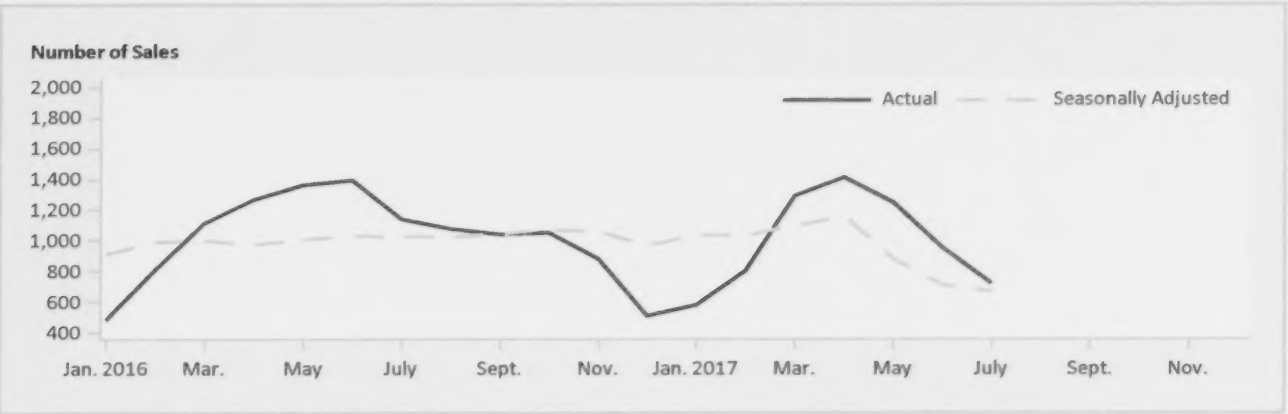
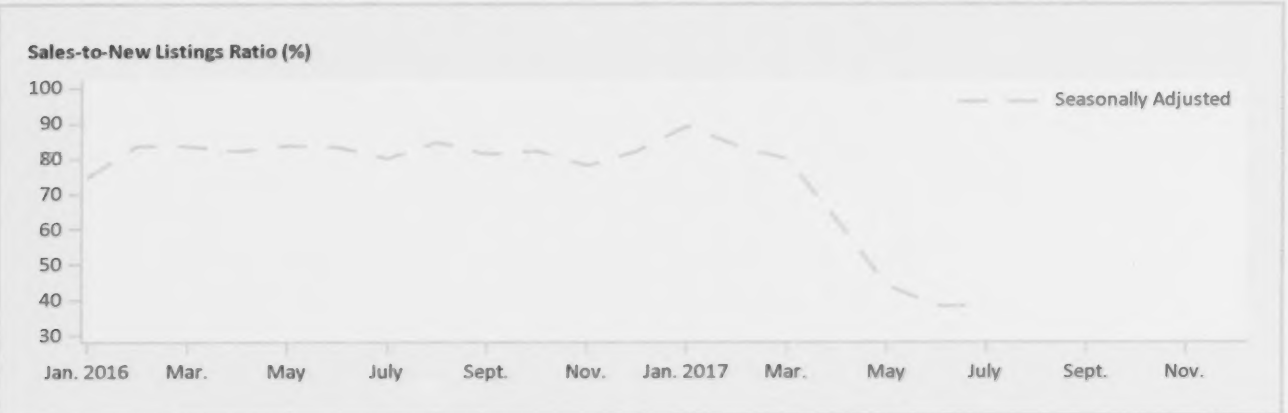


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
July 2017

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	92.8	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	93.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	93.5	130.3	3,213	7.3	67.2	993
	April	561	3.14	4.64	94.2	130.7	3,210	7.4	67.1	996
	May	561	3.14	4.64	96.0	131.2	3,220	7.2	67.1	991
	June	561	3.14	4.64	96.4	131.5	3,233	6.6	66.8	985
	July	567	3.14	4.74	97.4	131.4	3,229	6.5	66.5	985
	August	567	3.14	4.74	98.0	131.1	3,218	6.6	66.2	989
	September	561	3.14	4.64	98.3	131.7	3,209	7.1	66.3	988
	October	561	3.14	4.64	99.6	132.0	3,206	7.1	66.2	982
	November	561	3.14	4.64	100.0	131.7	3,209	6.9	66.0	976
	December	561	3.14	4.64	100.0	131.5	3,209	6.8	65.8	972
2017	January	561	3.14	4.64	100.2	132.1	3,217	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,233	7.1	66.3	969
	March	561	3.14	4.64	101.4	133.0	3,246	7.1	66.5	970
	April	561	3.14	4.64	103.5	133.6	3,255	6.9	66.4	976
	May	561	3.14	4.64	104.6	133.7	3,264	6.9	66.5	974
	June	561	3.14	4.64	104.6	134.2	3,267	6.7	66.3	974
	July	573	3.14	4.84		134.0	3,268	6.9	66.3	975
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
July 2017

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	92.8	129.0	206.9	6.5	68.3	996
	February	561	3.14	4.64	93.2	129.4	209.0	6.1	68.6	990
	March	561	3.14	4.64	93.5	130.3	210.6	6.0	69.0	980
	April	561	3.14	4.64	94.2	130.7	211.8	6.0	69.2	970
	May	561	3.14	4.64	96.0	131.2	213.6	5.6	69.4	963
	June	561	3.14	4.64	96.4	131.5	212.9	6.3	69.6	964
	July	567	3.14	4.74	97.4	131.4	213.0	6.2	69.6	962
	August	567	3.14	4.74	98.0	131.1	213.9	6.8	70.1	963
	September	561	3.14	4.64	98.3	131.7	215.7	6.3	70.2	971
	October	561	3.14	4.64	99.6	132.0	216.2	6.0	70.1	980
	November	561	3.14	4.64	100.0	131.7	216.6	5.4	69.6	991
	December	561	3.14	4.64	100.0	131.5	216.9	5.2	69.5	998
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.1	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.7	5.7	68.0	1,045
	March	561	3.14	4.64	101.4	133.0	207.2	6.0	66.7	1,064
	April	561	3.14	4.64	103.5	133.6	206.2	6.1	66.4	1,073
	May	561	3.14	4.64	104.6	133.7	210.7	5.9	67.6	1,077
	June	561	3.14	4.64	104.6	134.2	215.1	5.7	68.8	1,070
	July	573	3.14	4.84		134.0	214.1	5.9	68.4	1,063
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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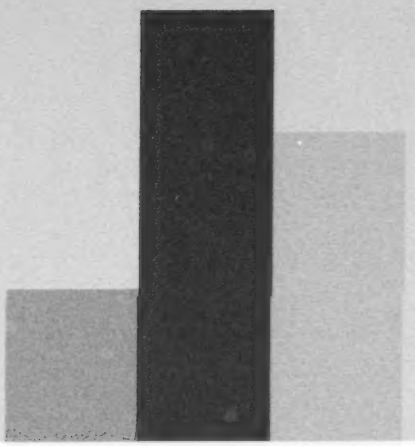

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